

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 ASTON GLADE DERRIMUT VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Derrimut

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1 SHERRINGTON GRANGE DERRIMUT VIC 3026	\$720,500	17-Aug-24
18 PALMER PARADE DERRIMUT VIC 3026	\$700,000	09-May-24
35 LINCOLN DRIVE DERRIMUT VIC 3026	\$726,000	28-Mar-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 August 2024



## 1 SHERRINGTON GRANGE DERRIMUT VIC 3026

 4  2  2

Sold Price

<sup>RS</sup>

**\$720,500**

Sold Date

**17-Aug-24**

Distance

**0.43km**



## 18 PALMER PARADE DERRIMUT VIC 3026

 4  2  2

Sold Price

**\$700,000**

Sold Date

**09-May-24**

Distance

**0.71km**



## 35 LINCOLN DRIVE DERRIMUT VIC 3026

 3  2  2

Sold Price

**\$726,000**

Sold Date

**28-Mar-24**

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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