

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

13 Cashmere Court, Derrimut Vic 3026

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$525,000 & \$575,000

Median sale price

Median price \$773,000 Property Type House Suburb Derrimut

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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	3 Ivy CI DERRIMUT 3026	\$713,000	26/04/2023
2	10 Sheryn St DERRIMUT 3026	\$610,000	04/07/2023
3	19 Appleby Loop DERRIMUT 3026	\$595,000	07/06/2023

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 six months.~~

This Statement of Information was prepared on:

26/07/2023 14:10

13 Cashmere Court, Derrimut Vic 3026

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$525,000 - \$575,000

Median House Price

June quarter 2023: \$773,000

Comparable Properties



3 Ivy CI DERRIMUT 3026 (REI/VG)

Agent Comments

3 2 2

Price: \$713,000

Method: Private Sale

Date: 26/04/2023

Property Type: House

Land Size: 318 sqm approx



10 Sheryn St DERRIMUT 3026 (REI)

Agent Comments

3 2 2

Price: \$610,000

Method: Private Sale

Date: 04/07/2023

Property Type: House



19 Appleby Loop DERRIMUT 3026 (REI/VG)

Agent Comments

3 2 2

Price: \$595,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 320 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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