

## 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

15 APPLEBY LOOP DERRIMUT VIC 3026

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$750,000

Property type

House

Suburb

Derrimut

Period-from

01 Apr 2024

to

31 Mar 2025

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

|   |           |           |
|---|-----------|-----------|
| 3 HATFIELD COVE DERRIMUT VIC 3026       | \$658,000 | 26-Feb-25 |
| 2 BRENDA MEWS DERRIMUT VIC 3026         | \$680,000 | 04-Nov-24 |
| 73 DUNCOMBE PARK WAY DEER PARK VIC 3023 | \$680,000 | 01-Mar-25 |

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: 29 April 2025



## 3 HATFIELD COVE DERRIMUT VIC 3026

Sold Price

**\$658,000**

Sold Date

**26-Feb-25**

3

2

2

Distance

**0.08km**



## 2 BRENDA MEWS DERRIMUT VIC 3026

Sold Price

**\$680,000**

Sold Date

**04-Nov-24**

3

2

1

Distance

**0.66km**



## 73 DUNCOMBE PARK WAY DEER PARK VIC 3023

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**01-Mar-25**

3

2

2

Distance

**0.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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