

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

18 Colby Link, Derrimut Vic 3026

Indicative selling price

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

Range between

\$550,000

&

\$600,000

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	10 Sheryn St DERRIMUT 3026	\$610,000	04/07/2023
2	13 Cashmere Ct DERRIMUT 3026	\$597,000	26/08/2023
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:

31/08/2023 12:11

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

June quarter 2023: \$773,000



3 2 2

Property Type: House

Land Size: 391 sqm approx

Agent Comments

Comparable Properties



10 Sheryn St DERRIMUT 3026 (REI)

Agent Comments

3 2 2

Price: \$610,000

Method: Private Sale

Date: 04/07/2023

Property Type: House



13 Cashmere Ct DERRIMUT 3026 (REI)

Agent Comments

3 2 2

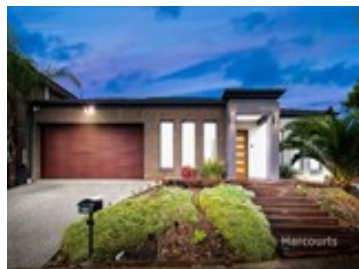
Price: \$597,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 400 sqm approx



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