

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

BROWNS ROAD DEREEL VIC 3352

Indicative selling price

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

Single Price

\$450,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
965 CAPE CLEAR-ROKEWOOD ROAD ILLABAROOK VIC 3351	\$440,000	13-May-25
131 BLISS ROAD DEREEL VIC 3352	\$397,000	12-May-25
90 SNOWGUM ROAD DEREEL VIC 3352	\$380,000	15-Oct-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**965 CAPE CLEAR-ROKEWOOD
ROAD ILLABAROOK VIC 3351**

2 2 2

Sold Price

\$440,000 Sold Date 13-May-25

Distance 7.3km



131 BLISS ROAD DEREEL VIC 3352

Sold Price

\$397,000 Sold Date 12-May-25

2 1 2

Distance 1.54km



**90 SNOWGUM ROAD DEREEL VIC
3352**

Sold Price

\$380,000 Sold Date 15-Oct-25

3 1 3

Distance 1.16km

RS = Recent sale

UN = Undisclosed Sale

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