

## 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 PALMER PARADE 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

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Derrimut

Period-from

01 Mar 2023

to

29 Feb 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

4 CLANDON WAY DERRIMUT VIC 3026	\$740,000	19-Dec-23
10 TAUNTON GROVE DERRIMUT VIC 3026	\$768,900	16-Dec-23
31 CAREW WAY DERRIMUT VIC 3026	\$738,000	13-Oct-23

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: 12 March 2024



## 4 CLANDON WAY DERRIMUT VIC 3026

4 2 2

Sold Price

**\$740,000**

Sold Date

**19-Dec-23**

Distance

**0.6km**



## 10 TAUNTON GROVE DERRIMUT VIC 3026

4 2 2

Sold Price

**\$768,900**

Sold Date

**16-Dec-23**

Distance

**0.79km**



## 31 CAREW WAY DERRIMUT VIC 3026

4 2 2

Sold Price

**\$738,000**

Sold Date

**13-Oct-23**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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