

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

4 CLANDON WAY DERRIMUT VIC 3026

Indicative selling price

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

Single Price

or range
between

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

House

Suburb

Derrimut

Period-from

01 Nov 2022

to

31 Oct 2023

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

31 CAREW WAY DERRIMUT VIC 3026	\$738,000	13-Oct-23
11 APPLEBY LOOP DERRIMUT VIC 3026	\$710,000	17-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: 28 November 2023



31 CAREW WAY DERRIMUT VIC 3026

 4  2  2

Sold Price

\$738,000

Sold Date

13-Oct-23

Distance

0.41km



11 APPLEBY LOOP DERRIMUT VIC 3026

 4  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

17-Oct-23

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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