

## 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

49 PEMBROKE CRESCENT 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

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

Property type

House

Suburb

Derrimut

Period-from

01 Apr 2023

to

31 Mar 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

39 TONBRIDGE CIRCLE DERRIMUT VIC 3026	\$830,000	20-Mar-24
14 PEMBROKE CRESCENT DERRIMUT VIC 3026	\$899,000	12-Apr-24
125 LENNON PARKWAY DERRIMUT VIC 3026	\$865,000	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: 17 April 2024



## 39 TONBRIDGE CIRCLE DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup> \$830,000

Sold Date 20-Mar-24

Distance 0.17km



## 14 PEMBROKE CRESCENT DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup> \$899,000

Sold Date 12-Apr-24

Distance 0.13km



## 125 LENNON PARKWAY DERRIMUT VIC 3026

4 2 2

Sold Price

\$865,000

Sold Date 17-Oct-23

Distance 0.47km



## 171 WINDSOR BOULEVARD DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup> \$846,000

Sold Date 22-Mar-24

Distance 0.67km



## 82 WESTMINSTER PARKWAY DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup> \$850,000

Sold Date 26-Dec-23

Distance 0.71km



## 4 PENRHOS PLACE DERRIMUT VIC 3026

4 2 2

Sold Price

<sup>RS</sup> \$826,000

Sold Date 25-Mar-24

Distance 0.79km

RS = Recent sale

UN = Undisclosed Sale

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**61 HEMSLEY DRIVE DEER PARK  
VIC 3023**

 4  2  2

Sold Price

**\$790,000**

Sold Date **04-Nov-23**

Distance **0.88km**



**16 BOLTON VIEW DERRIMUT VIC  
3026**

 4  2  2

Sold Price

**\$830,000**

Sold Date **21-Jan-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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