

## 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

5 PORTCHESTER GREEN 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

Property type

House

Suburb

Derrimut

Period-from

01 Feb 2023

to

31 Jan 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 ROSYTH COURT DEER PARK VIC 3023	\$942,000	31-Aug-23
35 HEMSLEY DRIVE DEER PARK VIC 3023	\$961,000	26-Oct-23
30 HATFIELD PLACE DEER PARK VIC 3023	\$982,500	15-Dec-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: 07 February 2024



## 4 ROSYTH COURT DEER PARK VIC 3023

5 2 2

Sold Price

**\$942,000**

Sold Date

**31-Aug-23**

Distance

**0.97km**



## 35 HEMSLEY DRIVE DEER PARK VIC 3023

5 2 2

Sold Price

**\$961,000**

Sold Date

**26-Oct-23**

Distance

**1.49km**



## 30 HATFIELD PLACE DEER PARK VIC 3023

4 2 2

Sold Price

<sup>RS</sup> **\$982,500**

Sold Date

**15-Dec-23**

Distance

**1.6km**

RS = Recent sale

UN = Undisclosed Sale

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