

## 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

78 LENNON PARKWAY 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

Property type

House

Suburb

Derrimut

Period-from

01 May 2023

to

30 Apr 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

6 GROSVENOR CRESCENT DERRIMUT VIC 3026	\$640,000	06-Dec-23
49 CHARTWELL CRESCENT DERRIMUT VIC 3026	\$660,000	05-Feb-24
10 BOTHWELL GREEN DERRIMUT VIC 3026	\$717,000	08-Jan-24

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: 20 May 2024


**6 GROSVENOR CRESCENT  
DERRIMUT VIC 3026**
 3  2  2

 Sold Price **\$640,000** Sold Date **06-Dec-23**

 Distance **0.48km**

**49 CHARTWELL CRESCENT  
DERRIMUT VIC 3026**
 3  2  2

 Sold Price **\$660,000** Sold Date **05-Feb-24**

 Distance **0.83km**

**10 BOTHWELL GREEN DERRIMUT  
VIC 3026**
 3  2  2

 Sold Price **\$717,000** Sold Date **08-Jan-24**

 Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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