

## 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

80 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

\$640,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Derrimut

Period-from

01 Aug 2022

to

31 Jul 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

4 ICKWORTH CRESCENT DERRIMUT VIC 3026	\$735,786	22-Apr-23
3 IVY CLOSE DERRIMUT VIC 3026	\$713,000	19-Apr-23
50 JONAH PARADE DEER PARK VIC 3023	\$665,000	19-May-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: 02 August 2023



## 4 ICKWORTH CRESCENT DERRIMUT VIC 3026

4 2 2

Sold Price **\$735,786** Sold Date **22-Apr-23**

Distance **0.52km**



## 3 IVY CLOSE DERRIMUT VIC 3026

3 2 2

Sold Price **\$713,000** Sold Date **19-Apr-23**

Distance **0.73km**



## 50 JONAH PARADE DEER PARK VIC 3023

3 2 2

Sold Price **\$665,000** Sold Date **19-May-23**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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