

## 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

10 Cashmere Court 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

\$675,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,500

Property type

House

Suburb

Derrimut

Period-from

01 Dec 2018

to

30 Nov 2019

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

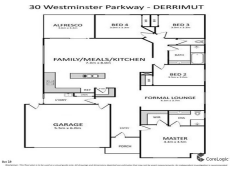

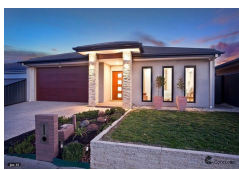



Date of sale

30 Westminster Parkway Derrimut VIC 3026	\$715,000	14-Oct-19
39 Palmer Parade Derrimut VIC 3026	\$695,000	02-Jul-19
43 Pembroke Crescent Derrimut VIC 3026	\$717,000	01-Oct-19

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: 03 December 2019

	<b>30 Westminster Parkway Derrimut VIC 3026</b>	Sold Price	<sup>RS</sup> <b>\$715,000</b>	Sold Date	<b>14-Oct-19</b>
				Distance	<b>1.31km</b>
	<b>39 Palmer Parade Derrimut VIC 3026</b>	Sold Price	<b>\$695,000</b>	Sold Date	<b>02-Jul-19</b>
				Distance	<b>1.31km</b>
	<b>43 Pembroke Crescent Derrimut VIC 3026</b>	Sold Price	<b>\$717,000</b>	Sold Date	<b>01-Oct-19</b>
				Distance	<b>1.46km</b>

RS = Recent sale      UN = Undisclosed Sale

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