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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Sheryn Street Derrimut VIC 3026

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$635,000 & \$695,000

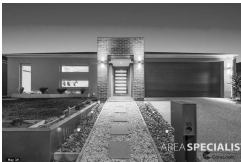











## Median Sale Price

\$615,000 Houses in Derrimut between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>16 Exeter Avenue Derrimut VIC 3026</b>  4  2  2	Sold Price	<b>\$695,000</b>	Sold Date	<b>04-May-19</b>	Distance	<b>1.45km</b>
	<b>31 Hardwick Crescent Derrimut VIC 3026</b>  4  2  2	Sold Price	<b>\$665,000</b>	Sold Date	<b>21-Jan-19</b>	Distance	<b>1.01km</b>
	<b>80 Westminster Parkway Derrimut VIC 3026</b>  4  2  2	Sold Price	<b>\$665,000</b>	Sold Date	<b>11-Jan-19</b>	Distance	<b>1.15km</b>

RS = Recent sale      UN = Undisclosed Sale

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