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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

104 Windsor Boulevard Derrimut VIC 3026

🖴 4 🕒 2 ⇔ 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

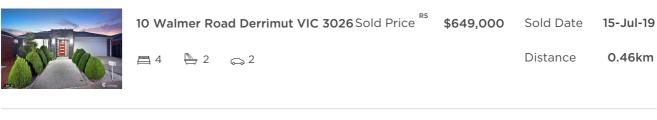
Range between \$620,000 & \$670,000

Median Sale Price

\$615,000 Houses in Derrimut between 01 Aug 2018 - 31 Jul 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.





| 93 Ca 3026 | pesthori | Sold Date | 06-Apr-19 | | |
|---------------|----------|-----------|-----------|----------|--------|
| | 2 🚔 | ⇔ 2 | | Distance | 0.73km |



| 14 Edinburgh Way Derrimut VIC 3026 | | | Sold Price ^{RS} | \$650,000 | Sold Date | 29-Jul-19 |
|---------------------------------------|---|-----|--------------------------|-----------|-----------|-----------|
| 昌 4 | 2 | ⇔ 2 | | | Distance | 1.16km |

RS = Recent sale UN = Undisclosed Sale

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