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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](http://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.






**10 Walmer Road Derrimut VIC 3026** Sold Price <sup>RS</sup> **\$649,000** Sold Date **15-Jul-19**  
 4  2  2 Distance **0.46km**



**93 Capesthorpe Drive Derrimut VIC 3026** Sold Price **\$640,000** Sold Date **06-Apr-19**  
 4  2  2 Distance **0.73km**



**14 Edinburgh Way Derrimut VIC 3026** Sold Price <sup>RS</sup> **\$650,000** Sold Date **29-Jul-19**  
 4  2  2 Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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