

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/22 HAMMERWOOD AVENUE, DERRIMUT, 3 1 1

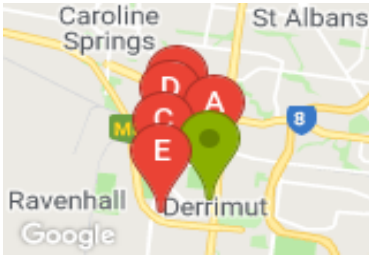
Indicative Selling Price

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

Price Range: **\$530,000 to \$570,000**

Provided by: Rental Dept, Biggin & Scott Deer Park

MEDIAN SALE PRICE



DERRIMUT, VIC, 3026

Suburb Median Sale Price (Unit)

01 July 2018 to 30 June 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



41 BUCKHAVEN ST, DEER PARK, VIC 3023 3 2 4

Sale Price

\$580,000

Sale Date: 19/04/2019

Distance from Property: 1km



39 OCONNOR RD, DEER PARK, VIC 3023 3 2 2

Sale Price

***\$545,000**

Sale Date: 09/09/2019

Distance from Property: 2km



63 CAREW WAY, DERRIMUT, VIC 3026 3 2 2

Sale Price

****\$560,000**

Sale Date: 27/08/2019

Distance from Property: 1.3km



This report has been compiled on 20/09/2019 by Biggin & Scott Deer Park. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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53 LONGFIELD WAY, DEER PARK, VIC 3023

 3  2  2

Sale Price

\$535,000

Sale Date: 06/08/2019

Distance from Property: 1.7km



35 MANDERSTON AVE, DERRIMUT, VIC 3026

 3  2  2

Sale Price

\$530,000

Sale Date: 27/07/2019

Distance from Property: 1.3km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/22 HAMMERWOOD AVENUE, DERRIMUT, VIC 3026

Indicative selling price

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

Price Range: \$530,000 to \$570,000

Median sale price

Median price

Property type

Unit

Suburb

DERRIMUT

Period

01 July 2018 to 30 June 2019

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

41 BUCKHAVEN ST, DEER PARK, VIC 3023	\$580,000	19/04/2019
39 OCONNOR RD, DEER PARK, VIC 3023	*\$545,000	09/09/2019
63 CAREW WAY, DERRIMUT, VIC 3026	**\$560,000	27/08/2019

This Statement of Information was prepared on:

20/09/2019

53 LONGFIELD WAY, DEER PARK, VIC 3023	\$535,000	06/08/2019
35 MANDERSTON AVE, DERRIMUT, VIC 3026	\$530,000	27/07/2019

This Statement of Information was prepared on:

20/09/2019