



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 33 Pembroke Crescent, DERRIMUT 3030

### Indicative selling price

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

**Range \$780,000 - \$850,000**

### Median sale price

Median **House** for **DERRIMUT** for period **Feb 2017 - Jan 2018**

Sourced from **CoreLogic**.

**\$605,500**

### 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 the most comparable to the property for sale.

**8 Sinclair Green,**  
Derrimut 3030

Price **\$888,888** Sold 12  
December 2017

**98 Foleys Road,**  
Derrimut 3030

Price **\$780,000** Sold 05  
December 2017

**33 Hammerwood Avenue,**  
Derrimut 3030

Price **\$868,000** Sold 02  
December 2017


### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

### Contact agents

 **Nick Makroglou**  
Stockdale & Leggo

9 449 5444  
0 422 6 00 6 62  
[nmakroglou@stockdaleleggo.com.au](mailto:nmakroglou@stockdaleleggo.com.au)

 **Steve Jusup**  
Stockdale & Leggo

9 449 5444  
0 412 5 85 8 21  
[sjusup@stockdaleleggo.com.au](mailto:sjusup@stockdaleleggo.com.au)

### Stockdale & Leggo Deer Park

Shop 2, 87 Station Road,  
Deer Park VIC 3023