

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 Ludlow Court, Derrimut, 3030

Indicative selling price

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

range between

\$ 630,000

&

\$ 660,000

Median sale price

Median price \$ 533,000

House

Suburb Derrimut

Period - From Jan 2017 to March 2017

Source REIV propertydata.com.au

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
1. 8 Tonbridge Circle, Derrimut, 3030	\$ 635,000	20/01/2017
2. 23 Stirling Drive, Derrimut, 3030	\$ 640,000	18/05/2017
3. 7 Dartmouth Chase, Derrimut, 3030	\$ 620,000	09/02/2017