

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 45 Pembroke Crescent, Derrimut, 3030

Indicative selling price

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

range between \$660,000 & \$ 720,000

Median sale price

Median price \$555,000 House Suburb Derrimut
Period - From October 2016 to September 2017 Source RPDData corelogic.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. 10 Conway Cross, Derrimut, 3030	\$706,000	5/07/2017
2. 12 Tonbridge Circle, Derrimut, 3030	\$700,000	15/05/2017
3. 64 Foleys Road, Derrimut, 3030	\$657,000	19/09/2017

Property data source: RPDData corelogic.com.au Generated on 3rd October 2017.