

## 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 22 Chatsworth Avenue, Derrimut, 3030

### Indicative selling price

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

range between

\$ 330,000

&

\$ 360,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 600,000

\*House

Suburb Derrimut

Period - From 11/04/2017 to 11/07/2017

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. 22A Chatsworth Avenue, Derrimut, 3030	\$ 330,000	7/06/2017
2.	\$	
3.	\$	

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property data source: REIV propertydata.com.au      Generated on 11 July 2017