

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 Carew Way, Derrimut 3030

Indicative selling price

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

range between

\$650,000

&

\$ 700,000

Median sale price

Median price \$523,000 House Suburb Derrimut
Period - From January 2017 to March 2017 Source RPDData corelogic.com.au

Comparable property sales

Address of comparable property	Price	Date of sale
1. 14 Bowmont Drive, Derrimut	\$ 650,000	11/11/2016
2. 46 Hammerwood Avenue, Derrimut	\$ 720,000	25/03/2017
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: RPDData corelogic.com.au Generated on 29th April 2017.