

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 HATFIELD COVE DERRIMUT VIC 3026

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Derrimut

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

2 BRENDA MEWS DERRIMUT VIC 3026	\$680,000	04-Nov-24
21 FERNHURST AVENUE DERRIMUT VIC 3026	\$655,000	08-Nov-24
21 OLD COURSE CRESCENT DEER PARK VIC 3023	\$699,000	07-Oct-24

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 30 December 2024



2 BRENDA MEWS DERRIMUT VIC 3026

Sold Price

\$680,000

Sold Date **04-Nov-24**

3 2 1

Distance **0.63km**



21 FERNHURST AVENUE DERRIMUT VIC 3026

Sold Price

\$655,000

Sold Date **08-Nov-24**

3 2 2

Distance **0.65km**



21 OLD COURSE CRESCENT DEER PARK VIC 3023

Sold Price

\$699,000

Sold Date **07-Oct-24**

3 2 2

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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