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	8 Croft Way 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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Derrimut
Period-from	01 Dec 2020	to	30 Nov 2021	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
10 Upton Circle Derrimut VIC 3026	$720,000	17-Jun-21
77 Foleys Road Deer Park VIC 3023	$695,000	16-Jun-21

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: 01 December 2021

Branko KUBUROVSKI
93630388
deerpark@bigginscott.com.au



10 Upton Circle Derrimut VIC 3026 Sold Price $720,000 Sold Date 17-Jun-21

4 2 2 Distance 0.16km



77 Foleys Road Deer Park VIC 3023 Sold Price $695,000 Sold Date 16-Jun-21

3 2 2 Distance 0.19km

RS = Recent sale UN = Undisclosed Sale

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