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	11 ICKWORTH CRESCENT 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	$665,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$757,500	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
48 CAREW WAY DERRIMUT VIC 3026	$722,000	06-Nov-24
26 BOWMONT DRIVE DERRIMUT VIC 3026	$730,000	27-Nov-24
7 WALMER ROAD DERRIMUT VIC 3026	$675,000	16-Nov-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: 04 December 2024

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48 CAREW WAY DERRIMUT VIC 3026

3 2 2

Sold Price RS $722,000 Sold Date 06-Nov-24

Distance 0.16km



26 BOWMONT DRIVE DERRIMUT VIC 3026

4 2 2

Sold Price RS $730,000 Sold Date 27-Nov-24

Distance 0.34km



7 WALMER ROAD DERRIMUT VIC 3026

3 2 2

Sold Price RS $675,000 Sold Date 16-Nov-24

Distance 0.38km

RS = Recent sale **UN** = Undisclosed Sale

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