



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Berkeley Crescent, DERRIMUT 3030

House



4 beds



2 baths



4 parking

### Indicative selling price

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

**Range from \$720,000 -  
\$790,000**

### Median sale price

Median **House** for **DERRIMUT** for period **Aug 2016 - Jul 2017**

Sourced from **CoreLogic**.

**\$541,000**

### 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 the most comparable to the property for sale.

**3 Rothesay Avenue,** Price **\$750,000** Sold 29 July 2017  
Derrimut 3030

**33 Tonbridge Circle,** Price **\$760,000** Sold 13 July 2017  
Derrimut 3030

**61 Windsor Boulevard,** Price **\$860,000** Sold 15 July 2017  
Derrimut 3030

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

### Contact agents

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