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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

35 Manderston Avenue Derrimut VIC 3026

 4  2  2

## Indicative Selling Price

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

Range between \$500,000 & \$550,000

## Median Sale Price




\$610,000 Houses in Derrimut between 01 Jun 2018 - 31 May 2019

Source: CoreLogic




## Comparable Property Sales

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.






**15 Sherrington Grange Derrimut VIC** Sold Price **\$510,000** Sold Date **28-Dec-18**  
 4  2  2 Distance **0.18km**



**29 Manderston Avenue Derrimut VIC** Sold Price **\$546,000** Sold Date **20-Feb-19**  
 4  2  2 Distance **0.04km**



**4 Peveril Avenue Derrimut VIC** Sold Price <sup>RS</sup> **\$570,000** Sold Date **24-May-19**  
 4  2  2 Distance **1.09km**

RS = Recent sale UN = Undisclosed Sale

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