

UNIT Offered for Sale

2/22 Hammerwood Avenue Derrimut VIC 3026

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$470,000

Median Sale Price

\$457,500 Units 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.

	<p>2/100 Capesthorne Drive Derrimut VIC 3026</p> <p> 2 2 1</p>	<p>Sold Price \$480,000</p>	<p>Sold Date 07-Apr-18</p> <p>Distance 0.66km</p>
	<p>1/26 Clairview Road Deer Park VIC 3023</p> <p> 2 1 1</p>	<p>Sold Price ^{RS} \$460,000</p>	<p>Sold Date 06-May-19</p> <p>Distance 1.84km</p>
	<p>3/26 Clairview Road Deer Park VIC 3023</p> <p> 2 1 1</p>	<p>Sold Price \$452,000</p>	<p>Sold Date 19-Mar-19</p> <p>Distance 1.85km</p>

RS = Recent sale

UN = Undisclosed Sale

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