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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

14 Ascot Gardens Drive Delacombe VIC 3356

 3  2  2

Indicative Selling Price

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

Range between \$385,000 & \$395,000













Median Sale Price

\$360,000 Houses in Delacombe between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	12 Chifley Drive Delacombe VIC 3356  3  2  2	Sold Price	\$385,000	Sold Date	14-Sep-18
				Distance	0.08km
	11 Stella Drive Delacombe VIC 3356  3  2  2	Sold Price ^{RS}	\$386,000	Sold Date	10-Apr-19
				Distance	0.09km
	209 Walker Street Sebastopol VIC 3356  3  2  2	Sold Price	\$345,000	Sold Date	31-Oct-18
				Distance	0.45km

RS = Recent sale UN = Undisclosed Sale

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