

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 223 Ballarat-Carngham Road, Delacombe Vic 3356
Including suburb or locality and postcode

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$388,000 Property Type House Suburb Delacombe

Period - From 21/11/2018 to 20/11/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five 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.

	Address of comparable property	Price	Date of sale
1	7 Dublin St ALFREDTON 3350	\$500,000	20/09/2019
2	22 Scarborough Cr ALFREDTON 3350	\$495,000	19/03/2019
3	131 Alfredton Dr ALFREDTON 3350	\$480,000	15/08/2018

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21/11/2019 10:52

**Rooms:** 6**Property Type:** House

Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median House Price

21/11/2018 - 20/11/2019: \$388,000

The headline says it all. Minutes to the Lucas Town Centre and only 12 months old this four-bedroom family home is full of features from top to bottom. Stone benches throughout, raised ceilings, floor to ceiling tiling in bathrooms, oversized master suite including two walk-in robes, heating and cooling, theatre room and fully irrigated landscaped gardens. With titled land hard to come by, why wait and build when you can move straight into this brand-new property. Don't wait, call Sam today to book your private viewing.

Comparable Properties

**7 Dublin St ALFREDTON 3350 (REI/VG)**

Agent Comments

**Price:** \$500,000**Method:** Private Sale**Date:** 20/09/2019**Property Type:** House**Land Size:** 540 sqm approx**22 Scarborough Cr ALFREDTON 3350 (REI/VG)**

Agent Comments

**Price:** \$495,000**Method:** Private Sale**Date:** 19/03/2019**Property Type:** House**Land Size:** 936 sqm approx**131 Alfredton Dr ALFREDTON 3350 (REI/VG)**

Agent Comments

**Price:** \$480,000**Method:** Private Sale**Date:** 15/08/2018**Rooms:** 5**Property Type:** House**Land Size:** 685 sqm approx