

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 Including suburb or locality and postcode 21 Greenhalghs Road, Delacombe Vic 3356

Indicative selling price

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

Range between \$345,000 & \$355,000

Median sale price

Median price \$362,500 House Unit Suburb or locality Delacombe

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	11 Woolway Ct DELACOMBE 3356	\$391,200	24/09/2018
2	5 Tracey Ct DELACOMBE 3356	\$358,000	22/10/2018
3	7 Scotcher Ct DELACOMBE 3356	\$340,000	02/11/2018

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 eighteen months.



3 1 1

Rooms:
Property Type: House (Res)
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
\$345,000 - \$355,000
Median House Price
Year ending September 2018: \$362,500

Comparable Properties



11 Woolway Ct DELACOMBE 3356 (REI)

Agent Comments

3 2 4

Price: \$391,200
Method: Private Sale
Date: 24/09/2018
Rooms: -
Property Type: House
Land Size: 1178 sqm approx



5 Tracey Ct DELACOMBE 3356 (REI)

Agent Comments

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Price: \$358,000
Method: Private Sale
Date: 22/10/2018
Rooms: 4
Property Type: House (Res)



7 Scotcher Ct DELACOMBE 3356 (REI)

Agent Comments

3 1 4

Price: \$340,000
Method: Private Sale
Date: 02/11/2018
Rooms: -
Property Type: House
Land Size: 690 sqm approx