

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Shaftesbury Avenue, Delacombe 3356

### Indicative selling price

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

Single price

\$\*

or range between

\$360,000

&

\$380,000

### Median sale price

Median price

\$387,500

\*House

\*Unit

Suburb  
or locality

Delacombe

Period - From

20/06/2017

to

20/06/2018

Source

CoreLogic

### Comparable property sales

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
6 Chapelcross Court, Winter Valley 3358	\$340,000	06/10/2017
17 The Ridge, Winter Valley 3358	\$376,416	02/03/2018
3 Romilly Close, Winter Valley 3358	\$385,000	22/12/2017