

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

810 La Trobe Street, Delacombe 3356

Indicative selling price

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

Single price

\$*

or range between

\$420,000

&

\$440,000

Median sale price

Median price

\$416,550

*House

*Unit

Suburb
or locality

Delacombe

Period - From

April 2018

to

April 2019

Source

Realestate.com.au

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 |
|---------------------------------|-----------|--------------|
| 2 Begonia Court, Delacombe 3356 | \$495,000 | 27/02/2019 |
| 12 Nimble Drive, Delacombe 3356 | \$470,000 | 26/10/2018 |
| 2 Bijou Close, Delacombe 3356 | \$453,000 | 11/10/2018 |