

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

**7 The Avenue, Delacombe, VIC 3356**

### Indicative selling price

Single Price or Range between

**\$720,000 - \$770,000**

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

### Median sale price

Median Price

**\$379,000**

Property Type

**House**

Suburb

**DELACOMBE**

Period From

**13/05/2018**

Period To

**13/11/2019**

Source

**Core Logic**

### Comparable property sales

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.