

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

76 Ascot Gardens Drive, Delacombe Vic 3356

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$385,500 Property Type House Suburb Delacombe

Period - From 04/11/2018 to 03/11/2019 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	1a Meadow Ct DELACOMBE 3356	\$610,000	11/02/2019
2	5 The Avenue DELACOMBE 3356	\$600,000	22/06/2018
3	14 Continuance Way DELACOMBE 3356	\$585,000	09/01/2019

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:

04/11/2019 14:06

76 Ascot Gardens Drive, Delacombe Vic 3356



 4  2  2

Property Type: Land
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$595,000
Median House Price
04/11/2018 - 03/11/2019: \$385,500

Comparable Properties



1a Meadow Ct DELACOMBE 3356 (REI/VG) **Agent Comments**

 4  2  4

Price: \$610,000
Method: Private Sale
Date: 11/02/2019
Property Type: House
Land Size: 809 sqm approx

5 The Avenue DELACOMBE 3356 (VG) **Agent Comments**

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Price: \$600,000
Method: Sale
Date: 22/06/2018
Property Type: House (Res)
Land Size: 2125 sqm approx



14 Continuance Way DELACOMBE 3356 (REI/VG) **Agent Comments**

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 09/01/2019
Property Type: House
Land Size: 716 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.