

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 and
postcode

13 Ascot Gardens Drive Delacombe VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$179,000

Property type

Land

Suburb

Delacombe

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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

76 Ascot Gardens Drive Delacombe VIC 3356	\$540,000	18-Mar-20
130 Wiltshire Lane Winter Valley VIC 3358	\$510,000	28-Apr-20
24 Tudor Avenue Delacombe VIC 3356	\$470,000	23-Mar-20

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: 28 August 2020

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76 Ascot Gardens Drive Delacombe VIC 3356

4 2 2

Sold Price \$540,000 Sold Date 18-Mar-20

Distance 0.68km



130 Wiltshire Lane Winter Valley VIC 3358

4 2 2

Sold Price

\$510,000 Sold Date 28-Apr-20

Distance 1.83km



24 Tudor Avenue Delacombe VIC 3356

4 2 2

Sold Price

\$470,000 Sold Date 23-Mar-20

Distance 1.89km

RS = Recent sale

UN = Undisclosed Sale

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