

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

23 Holstein Close, Delacombe Vic 3356

Indicative selling price

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

Range between \$355,000

&

\$365,000

Median sale price

Median price \$365,000

House

X

Unit

Suburb or locality

Delacombe

Period - From 01/04/2017

to 30/06/2017

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 eighteen 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	436 Greenhalghs Rd DELACOMBE 3356	\$365,000	21/04/2017
2	66 Tait St DELACOMBE 3356	\$360,000	20/08/2016
3	53 Majestic Way DELACOMBE 3356	\$360,000	23/06/2016

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 eighteen months.~~

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Indicative Selling Price

\$355,000 - \$365,000

Median House Price

June quarter 2017: \$365,000



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



436 Greenhalghs Rd DELACOMBE 3356 (REI) **Agent Comments**

4 2 2

Price: \$365,000

Method: Private Sale

Date: 21/04/2017

Rooms: 5

Property Type: House



66 Tait St DELACOMBE 3356 (REI/VG) **Agent Comments**

4 2 2

Price: \$360,000

Method: Private Sale

Date: 20/08/2016

Rooms: 5

Property Type: House

Land Size: 698 sqm approx



53 Majestic Way DELACOMBE 3356 (REI) **Agent Comments**

4 2 2

Price: \$360,000

Method: Private Sale

Date: 23/06/2016

Rooms: 6

Property Type: House

Land Size: 629 sqm approx