

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

16 Jordan Avenue, Delacombe Vic 3356

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$345,000

Median sale priceMedian price \$348,500 House ☒ Unit ☐ Suburb or locality Delacombe

Period - From 01/01/2017 to 31/12/2017 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	3 Rorey St DELACOMBE 3356	\$328,000	17/11/2017
2	24 Tudor Av DELACOMBE 3356	\$325,000	25/11/2016
3	15 Macquarie CI DELACOMBE 3356	\$300,000	08/06/2017

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

\$345,000

Median House Price

Year ending December 2017: \$348,500



4 2 2

Rooms:

Property Type: Land

Land Size: 523 sqm approx

Agent Comments

Comparable Properties

3 Rorey St DELACOMBE 3356 (VG)

Agent Comments

4 - -

Price: \$328,000

Method: Sale

Date: 17/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



24 Tudor Av DELACOMBE 3356 (VG)

Agent Comments

4 - -

Price: \$325,000

Method: Sale

Date: 25/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 684 sqm approx



15 Macquarie CI DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$300,000

Method: Private Sale

Date: 08/06/2017

Rooms: 6

Property Type: House

Land Size: 788 sqm approx