

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

26 Neway Avenue, Delacombe Vic 3356

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

Range between \$460,000

&

\$490,000

Median sale price

Median price \$385,000

House

X

Unit

Suburb or locality

Delacombe

Period - From 01/07/2018

to

30/06/2019

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 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	2 Holstein CI DELACOMBE 3356	\$462,500	26/07/2018
2	18 Charolais St DELACOMBE 3356	\$460,000	19/07/2018
3	17 Neway Av DELACOMBE 3356	\$420,000	30/07/2019

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 eighteen months.



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Rooms: 6**Property Type:** House**Land Size:** 519 sqm approx

Agent Comments

Impressive from start to finish, this near new home offers defining spaces, a modern facade which has been teamed with contemporary finishes inside to create an enviable lifestyle. Offering a functional floorplan to ensure comfort for all ages the spacious home comprises four bedrooms, including the private master with ensuite and walk-in-robe, separate formal lounge plus a great study/kids rumpus conveniently positioned adjacent to their bedrooms. The kitchen is well appointed with stone benchtops, quality stainless steel appliances and walk-in-pantry.

Comparable Properties

**2 Holstein CI DELACOMBE 3356 (REI/VG)**

Agent Comments

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Price: \$462,500**Method:** Private Sale**Date:** 26/07/2018**Rooms:** 5**Property Type:** House**Land Size:** 609 sqm approx**18 Charolais St DELACOMBE 3356 (REI/VG)**

Agent Comments

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Price: \$460,000**Method:** Private Sale**Date:** 19/07/2018**Rooms:** 5**Property Type:** House**Land Size:** 641 sqm approx**17 Neway Av DELACOMBE 3356 (REI)**

Agent Comments

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Price: \$420,000**Method:** Private Sale**Date:** 30/07/2019**Rooms:** -**Property Type:** House**Land Size:** 541 sqm approx