

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	d for sale						
Ad- Including subtailed and post	ırb or	8 Angus Close, Delacombe Vic 3356					
Indicative sellin	g price						
For the meaning o	f this price see co	nsumer.vic.gov.a	au/underquoting	_			
Range between	\$365,000	&	\$380,000				
Median sale nri	Ce						

Median sale price

Median price	\$351,250	Ηοι	ise X	Unit		Suburb or locality	Delacombe
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	23 Brahman Dr DELACOMBE 3356	\$385,000	27/09/2017
2	17 Holstein CI DELACOMBE 3356	\$380,000	13/03/2018
3	15 Brahman Dr DELACOMBE 3356	\$375,000	06/12/2017

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 \$365,000 - \$380,000 **Median House Price** Year ending March 2018: \$351,250



Rooms: 5

Property Type: Land Land Size: 563 sqm approx

Agent Comments

This Gorgeous home (Approx. 1 year old) will bring a smile to your face as soon as you step foot on the property. Spacious, warm, high class finishes, walk in pantry, views over the rear parkland and side access are just a handful of the charming attributes this home consists of. Upon entry, you are greeted by a light filled hallway, offering 2 bedrooms to the left & a DLUG to the right. The main Bathroom is fit for a king (watch the video & you will agree), whilst the functional layout of the master bedroom (WIR & Ensuite) help you see that 'this is the one'.

Comparable Properties



23 Brahman Dr DELACOMBE 3356 (REI/VG)

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Price: \$385,000 Method: Private Sale Date: 27/09/2017

Rooms: -

二 3

Property Type: House Land Size: 591 sqm approx



Price: \$380,000 Method: Private Sale Date: 13/03/2018

Rooms: 4

Property Type: House Land Size: 619 sqm approx



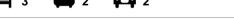


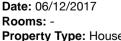




Price: \$375,000 Method: Private Sale

Property Type: House Land Size: 641 sqm approx





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