

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

8 Angus Close, Delacombe Vic 3356

Indicative selling price

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

Range between \$365,000 & \$380,000

Median sale price

Median price \$351,250 House ☒ 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.

	Address 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



3 2 2

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)**

Agent Comments

3 2 4

Price: \$385,000**Method:** Private Sale**Date:** 27/09/2017**Rooms:** -**Property Type:** House**Land Size:** 591 sqm approx**17 Holstein Ct DELACOMBE 3356 (REI/VG)**

Agent Comments

3 2 4

Price: \$380,000**Method:** Private Sale**Date:** 13/03/2018**Rooms:** 4**Property Type:** House**Land Size:** 619 sqm approx**15 Brahman Dr DELACOMBE 3356 (REI/VG)**

Agent Comments

3 2 2

Price: \$375,000**Method:** Private Sale**Date:** 06/12/2017**Rooms:** -**Property Type:** House**Land Size:** 641 sqm approx