## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 27 Ascot Gardens Drive, Delacombe Vic 3356

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$570,000		&		\$600,000			
Median sale p	rice							
Median price	\$568,000	Pro	operty Type	Hou	ise		Suburb	Delacombe
Period - From	28/06/2021	to	27/06/2022		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	19 Dakshina Ct DELACOMBE 3356	\$590,000	08/02/2022
2	15 Ascot Gardens Dr DELACOMBE 3356	\$580,000	29/10/2021
3	20 Chifley Dr DELACOMBE 3356	\$570,000	29/04/2022

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 18 months.

This Statement of Information was prepared on:

28/06/2022 13:51





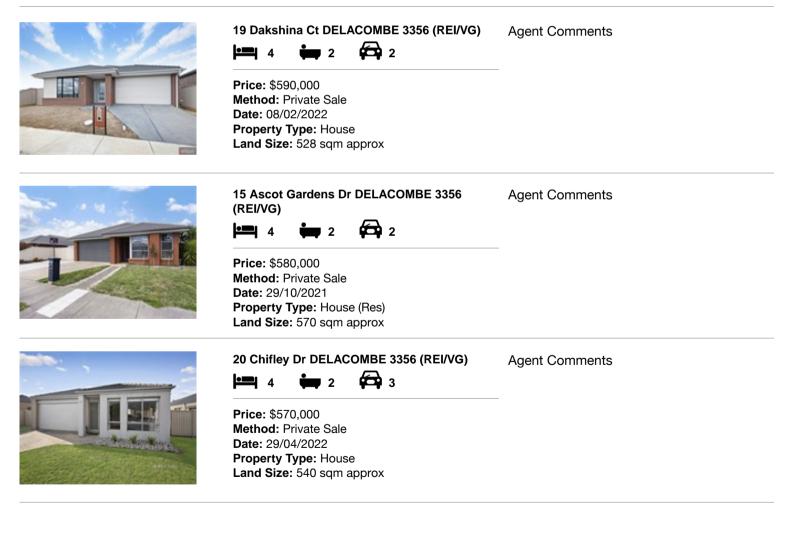




Rooms: 6 Property Type: House (New -Detached) Land Size: 540 sqm approx Agent Comments Indicative Selling Price \$570,000 - \$600,000 Median House Price 28/06/2021 - 27/06/2022: \$568,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

# **Comparable Properties**



#### Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507





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