

# 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

27 Ascot Gardens Drive, Delacombe Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$570,000

&

\$600,000

### Median sale price

Median price

\$568,000

Property Type

House

Suburb

Delacombe

Period - From

28/06/2021

to

27/06/2022

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 18 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	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



4 2 2

**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



**19 Dakshina Ct DELACOMBE 3356 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 08/02/2022  
**Property Type:** House  
**Land Size:** 528 sqm approx



**15 Ascot Gardens Dr DELACOMBE 3356 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 29/10/2021  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx



**20 Chifley Dr DELACOMBE 3356 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 29/04/2022  
**Property Type:** House  
**Land Size:** 540 sqm approx