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





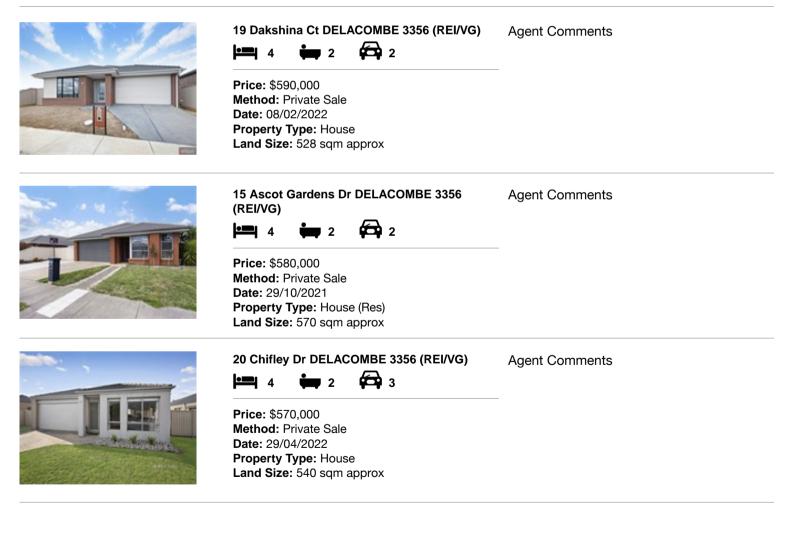




Rooms: 6 Property Type: House (New -Detached) Land Size: 540 sqm approx Agent Comments Indicative Selling Price \$570,000 - \$600,000 Median House Price 28/06/2021 - 27/06/2022: \$568,000

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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