

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 4 Techaven Street, 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  &

### MEDIAN SELLING PRICE

Median price  House

Suburb or locality

Period - From  to  Source

### COMPARABLE PROPERTY SALES

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 comparable to the property for sale.

Address of comparable property	Price	Date of Sale
3 Fadden Ct DELACOMBE 3356	\$507,500	24/04/2019
35 Tudor Av DELACOMBE 3356	\$483,000	26/06/2019
24 Neway Av DELACOMBE 3356	\$480,000	14/06/2019



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.