

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

5 Chilton Close, Delacombe Vic 3356

Indicative selling price

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

Range between \$395,000

&

\$415,000

Median sale price

Median price \$351,250

House

X

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	392 Greenhalghs Rd DELACOMBE 3356	\$420,000	04/08/2017
2	124 Wiltshire La DELACOMBE 3356	\$410,000	27/03/2018
3	118 Wiltshire La DELACOMBE 3356	\$396,000	17/12/2017

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.

Matthew Wiltshire

5329 2500

0487000873

mwiltshire@hockingstuart.com.au

Indicative Selling Price

\$395,000 - \$415,000

Median House Price

Year ending March 2018: \$351,250



4 2 2

Rooms:**Property Type:** House (Res)**Land Size:** 679 sqm approx

Agent Comments

Peacefully located in a beautiful tree lined court, this home leaves no stone unturned. Side access, rear 5x7 shed, enough space for two caravans, spacious north facing entertainment area & a low maintenance yard are just a handful of the many added benefits of this ideal property. Consisting of 4 bedrooms (Master with Ensuite & WIR), 2 Living areas, 2 bathrooms, DLUG & an open plan kitchen/dining/living which opens up to the rear outdoor entertainment area, with enough space to entertain the family! The added benefit of the side access provides secure storage,

Comparable Properties

**392 Greenhalghs Rd DELACOMBE 3356 (REI)** Agent Comments

4 2 2

Price: \$420,000**Method:** Private Sale**Date:** 04/08/2017**Rooms:** -**Property Type:** House**Land Size:** 625 sqm approx**124 Wiltshire La DELACOMBE 3356 (REI)**

Agent Comments

4 2 2

Price: \$410,000**Method:** Private Sale**Date:** 27/03/2018**Rooms:** 8**Property Type:** House**Land Size:** 770 sqm approx**118 Wiltshire La DELACOMBE 3356 (REI)**

Agent Comments

4 2 2

Price: \$396,000**Method:** Private Sale**Date:** 17/12/2017**Rooms:** 6**Property Type:** House