

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 7 Scotcher Court Delacombe

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$325,000 & \$345,000

Median sale price

Median price: \$425,000 House Suburb: Delacombe
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

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.

**50 Jasmine Dr
DELACOMBE**

3 2 2

Offering an array of likable features, including an excellent floor plan, is one reason why you will want to secure this property for

Sold by Private Sale \$317,000

Date Sold 22/09/2017

**52 Tait St
DELACOMBE**

3 2 2

A stately entrance, wide exposed aggregate driveway and a mix of render and timber form the vision of this well presented home

Sold by Private Sale \$335,000

Date Sold 09/03/2018

Land 630 SqM

**11 Hereford Cl
DELACOMBE**

3

Sold by Private Sale \$360,000

Date Sold 12/01/2018

Land 528 SqM