



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Adelphi Court, DELACOMBE 3356

### Indicative selling price

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

**Range \$395,000 - \$420,000**

### Median sale price

Median **House** for **DELACOMBE** for period **Apr 2017 - Mar 2018**

Sourced from **Price Finder**.

**\$387,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**41 The Ridge,**  
Delacombe 3358

Price **\$415,000** Sold 22  
December 2017

**81 Majestic Way,**  
Winter Valley 3358

Price **\$475,000** Sold 21  
December 2017

**19 Nimble Drive,**  
Delacombe 3356

Price **\$405,000** Sold 11 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Joanne Stevens**  
PRDnationwide

(03) 5331 1111  
0419 561 827

[joannes@prdballarat.com.au](mailto:joannes@prdballarat.com.au)

