

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

22 Gallant Way, Delacombe Vic 3356

Indicative selling price

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

Range between \$430,000

&

\$440,000

Median sale price

Median price \$375,000

House

X

Unit

Suburb or locality

Delacombe

Period - From 01/01/2018

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	424 Greenhalghs Rd DELACOMBE 3356	\$445,000	17/12/2016
2	20 Neway Av DELACOMBE 3356	\$425,000	30/10/2017
3	46 TAIT St DELACOMBE 3356	\$420,000	16/01/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



424 Greenhalghs Rd DELACOMBE 3356 (REI) Agent Comments

 4  2  2

Price: \$445,000

Method: Private Sale

Date: 17/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 707 sqm approx



20 Neway Av DELACOMBE 3356 (REI/VG)

Agent Comments

 4  2  2

Price: \$425,000

Method: Private Sale

Date: 30/10/2017

Rooms: 7

Property Type: House

Land Size: 657 sqm approx



46 TAIT St DELACOMBE 3356 (REI/VG)

Agent Comments

 3  2  2

Price: \$420,000

Method: Private Sale

Date: 16/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 675 sqm approx