

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

19 Menhennet Drive, Delacombe, VIC 3356

Indicative selling price

\$ 365,000 - \$395,000

Range between

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

Median sale price

Median price
\$ 370,000

House

*Delete house or unit as applicable

Suburb
DELACOMBE

Period
25/08/2018 - 21/02/2019

Source
Price Finder

Comparable property sales

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



38 LANITA STREET
DELACOMBE

4 0 0

Normal Sale \$360,000
Date Sold 10/09/2018
Land 702 sqm



15 SHASTA DRIVE
DELACOMBE

4 2 3

Normal Sale \$370,000
Date Sold 29/08/2018
Land 683 sqm



6 CHAPEL CROSS COURT
DELACOMBE

3 2 2

Normal Sale \$400,000
Date Sold 07/12/2018
Land 795 sqm