

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

23 Brahman Drive, Delacombe Vic 3356

Indicative selling price

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

Range between \$375,000 & \$385,000

Median sale price

Median price \$365,000 House X Unit Suburb or locality Delacombe

Period - From 01/04/2017 to 30/06/2017 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	2 Indiana Dr DELACOMBE 3356	\$385,000	11/08/2017
2	13 Menhennet Dr DELACOMBE 3356	\$368,000	19/10/2016
3	79 Ascot Gardens Dr DELACOMBE 3356	\$365,000	28/04/2017

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.



Rooms:

Property Type: Land

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



2 Indiana Dr DELACOMBE 3356 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 11/08/2017

Rooms: 4

Property Type: House

Land Size: 625 sqm approx



13 Menhennet Dr DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$368,000

Method: Private Sale

Date: 19/10/2016

Rooms: -

Property Type: House

Land Size: 691 sqm approx



79 Ascot Gardens Dr DELACOMBE 3356 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 28/04/2017

Rooms: -

Property Type: House

Land Size: 657 sqm approx