

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 35 Chifley Drive, Delacombe Vic 3356

### INDICATIVE SELLING PRICE

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

Range between

\$325,000

&

\$345,000

### MEDIAN SELLING PRICE

Median price

\$347,000

House

x

Suburb or  
locality

Delacombe

Period - From

01/10/2017

to

31/12/2017

Source

REIV

### COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be comparable to the property for sale.

| Address of comparable property    | Price     | Date of Sale |
|-----------------------------------|-----------|--------------|
| 11 Heppner Ct SEBASTOPOL 3356     | \$335,000 | 11/10/2017   |
| 6 Heppner Ct SEBASTOPOL 3356      | \$335,000 | 16/10/2016   |
| 5 Ascot Gardens Dr DELACOMBE 3356 | \$330,000 | 30/08/2017   |



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