

## 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

11 The Avenue, 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 \$699,000

&amp;

\$749,000

**Median sale price**

Median price \$342,500

House

X

Unit

Suburb or locality

Delacombe

Period - From 01/10/2016

to

30/09/2017

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 West End DELACOMBE 3356	\$855,000	01/04/2017
2	1113 Mair St BALLARAT CENTRAL 3350	\$750,495	22/05/2017
3	120 Schreenans Rd BONSHAW 3352	\$657,500	27/10/2016

**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.

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**Indicative Selling Price**

\$699,000 - \$749,000

**Median House Price**

Year ending September 2017: \$342,500



4 -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1844 sqm approx

**Agent Comments**

## Comparable Properties



**2 West End DELACOMBE 3356 (REI)**

**Agent Comments**

6 3 8

**Price:** \$855,000

**Method:** Private Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 4047 sqm approx



**1113 Mair St BALLARAT CENTRAL 3350 (VG)**

**Agent Comments**

3 - -

**Price:** \$750,495

**Method:** Sale

**Date:** 22/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 494 sqm approx



**120 Schreenans Rd BONSHAW 3352 (REI/VG)**

**Agent Comments**

5 2 6

**Price:** \$657,500

**Method:** Private Sale

**Date:** 27/10/2016

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 6801 sqm approx