

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

11 Jessica Way, Delacombe, VIC 3356

Indicative selling price

\$ 399,000 - \$420,000

Range between

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

Median sale price

Median price
\$ 375,000

House

*Delete house or unit as applicable

Suburb
DELACOMBE

Period
05/10/2018 - 03/04/2019

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



**18 THE RIDGE
WINTER VALLEY**

4 2 2

Normal Sale \$450,000
Date Sold 25/02/2019
Land 700 sqm



**15 BLISS STREET
WINTER VALLEY**

4 2 2

Normal Sale \$415,000
Date Sold 06/12/2018
Land 527 sqm



**9 CARINA DRIVE
WINTER VALLEY**

3 2 2

Normal Sale \$400,000
Date Sold 17/12/2018
Land 612 sqm