

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

30 Smythes Road, Delacombe 3356

Indicative selling price

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

Single price

\$*

or range between

\$365,000

&

\$385,000

Median sale price

Median price

\$359,000

*House

☒

*Unit

☐

Suburb
or locality

Delacombe

Period - From

17/09/2017

to

17/09/2018

Source

Core Logic

Comparable property sales

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 Bonshaw Drive, Sebastopol 3356	\$362,000	02/06/2018
50 Smythes Road, Delacombe 3356	\$360,000	29/03/2018
11 Eaglewood Court, Delacombe 3356	\$375,000	28/08/2018