

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

8 Ruby Close, Delacombe Vic 3356

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$347,000 House ☒ Unit ☐ Suburb or locality Delacombe

Period - From 01/10/2017 to 31/12/2017 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	9 Rachel Ct SEBASTOPOL 3356	\$390,000	29/01/2018
2	4 Hereford CI DELACOMBE 3356	\$387,500	09/01/2017
3	14 Chifley Dr DELACOMBE 3356	\$385,000	05/07/2017

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.



 4  2  2

Rooms:

Property Type: House

Land Size: 524 sqm approx

Agent Comments

Indicative Selling Price

\$379,000

Median House Price

December quarter 2017: \$347,000

Comparable Properties



9 Rachel Ct SEBASTOPOL 3356 (REI)

Agent Comments

 4  2  -

Price: \$390,000

Method: Private Sale

Date: 29/01/2018

Rooms: -

Property Type: House

Land Size: 650 sqm approx



4 Hereford CI DELACOMBE 3356 (REI/VG)

Agent Comments

 4  2  2

Price: \$387,500

Method: Private Sale

Date: 09/01/2017

Rooms: 6

Property Type: House

Land Size: 595 sqm approx



14 Chifley Dr DELACOMBE 3356 (REI/VG)

Agent Comments

 4  2  2

Price: \$385,000

Method: Private Sale

Date: 05/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 540 sqm approx