

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

15 Brahman Drive, Delacombe Vic 3356

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$340,000

House

X

Unit

Suburb or locality

Delacombe

Period - From

01/07/2017

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 Indiana Dr DELACOMBE 3356	\$385,000	11/08/2017
2	23 Brahman Dr DELACOMBE 3356	\$385,000	27/09/2017
3	7 Indiana Dr DELACOMBE 3356	\$370,000	06/06/2017

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.~~



Rooms:
Property Type: Land
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$375,000

Median House Price
September quarter 2017: \$340,000

Comparable Properties



2 Indiana Dr DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 11/08/2017
Rooms: 4
Property Type: House
Land Size: 625 sqm approx



23 Brahman Dr DELACOMBE 3356 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 27/09/2017
Rooms: -
Property Type: House
Land Size: 591 sqm approx



7 Indiana Dr DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 06/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 578 sqm approx