buxton

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

38 Jasmine Drive, Delacombe, VIC 3356

Indicative selling price

\$395,000 - \$415,000

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 13/10/2018 - 11/04/2019

Source Price Finder

Comparable property sales

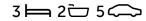
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



312 GREENHALGHS ROAD DELACOMBE

Normal Sale \$401,000 Date Sold 03/12/2018

Land 665 sqm





5 VIRGINIA COURT DELACOMBE

Agents Advice - Sale *\$421,500 **Date Sold** 30/01/2019 **Land** 766 sgm

4 in 2 in 2 co

3 **⇒** 1 **⇒** 6 **⇔**



Prepared 11/04/2019

17 PARKSIDE ROAD DELACOMBE

Normal Sale \$420,000 Date Sold 29/01/2019 Land 710 sqm