

## 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 and  
postcode

24 Tudor Avenue, Delacombe, VIC 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$455,000

&

\$475,000

### Median sale price

Median price

\$ 390,001

Property type

House

Suburb

DELACOMBE

Period - From

18/08/2018

to

18/02/2020

Source

CoreLogic

### 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 |
|-----------------------------------|-----------|--------------|
| 1 40 Wiltshire Lane Winter Valley | \$435,000 | 13/11/2019   |
| 2 31 Tudor Avenue Delacombe       | \$460,000 | 31/05/2019   |
| 3 48 Wiltshire Lane Winter Valley | \$495,000 | 18/03/2019   |

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 18 months.~~

This Statement of Information was prepared on:

18/02/2020