

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 135 Majestic Way Delacombe

**Indicative selling price**

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$365,000




**Median sale price**

Median price: \$375,000 House Suburb: Delacombe  
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

**Comparable property sales**

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.




**28 Majestic Way  
WINTER VALLEY**

3  2  2 

Located in the popular estate of Yorkdale is this near new home with lots of features and situated only minutes to the new




**Sold by Private Sale \$362,000**  
**Date Sold 25/09/2017**  
**Land 640 SqM**

**35 Carina Dr  
WINTER VALLEY**

3   

**Sold by Private Sale \$367,000**  
**Date Sold 01/03/2018**  
**Land 512 SqM**

**51 Majestic Way  
WINTER VALLEY**

3   

**Sold by Private Sale \$375,000**  
**Date Sold 24/03/2017**  
**Land 630 SqM**