

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

3 Macquarie Close, Delacombe, VIC 3356

Indicative selling price

\$ 295,000 - \$315,000

Range between

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

Median sale price

Median price
\$ 385,000

House

*Delete house or unit as applicable

Suburb
DELACOMBE

Period
18/01/2018 - 18/07/2019

Source
Price Finder

Comparable property sales

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



4 FLEUR COURT
DELACOMBE

3 2 2

Normal Sale \$340,000
Date Sold 14/10/2018
Land 998 sqm



21 JORDAN AVENUE
DELACOMBE

3 2 2

Normal Sale \$305,000
Date Sold 01/11/2018
Land 466 sqm



24 JASMINE DRIVE
DELACOMBE

3 1 2

Normal Sale \$285,000
Date Sold 03/12/2018
Land 388 sqm