

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4/34 Menhennet Drive, Delacombe Vic 3356

Indicative selling price

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

Single price

\$*

or range between

\$250,000

&

\$270,000

Median sale price

Median price

\$340,000

*House

*Unit

X

Suburb
or locality

Delacombe

Period - From

4/06/2017

to

4/06/2018

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
3/27a Hertford Street, Sebastopol Vic 3356	\$270,000	01/12/2017
5/34 Menhennet Drive, Delacombe Vic 3356	\$251,000	13/06/2017
5 Cloud Close, Redan Vic 3350	\$255,000	29/03/2018