

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 or
locality and postcode

2 Kindilan Court, Delacombe Vic 3356

Indicative selling price

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

Range between \$295,000

&

\$324,500

Median sale price

Median price \$351,250

House

X

Unit

Suburb or locality

Delacombe

Period - From 01/04/2017

to

31/03/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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.

	Address of comparable property	Price	Date of sale
1	50 Jasmine Dr DELACOMBE 3356	\$317,000	22/09/2017
2	16 Kent St SEBASTOPOL 3356	\$310,000	03/01/2018
3	1 Merinda Ct DELACOMBE 3356	\$295,000	26/02/2018

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 eighteen months.

Rebecca Stepnell

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Indicative Selling Price

\$295,000 - \$324,500

Median House Price

Year ending March 2018: \$351,250



3 1 3

Rooms: 3**Property Type:** House (Res)**Land Size:** 749 sqm approx

Agent Comments

This wonderful family home is on a generous allotment of approximately 750m². Ideally located in quiet court, just minutes away from the Delacombe Town Centre, the local primary schools, childcare centre and public transport. With three large bedrooms all with built in robes, separate office, family bathroom with dual access from the master bedroom, laundry and separate toilet. The generous open plan living space has been recently updated with a contemporary color scheme. The dining area and well appointed kitchen, complete with dishwasher, electric oven and gas top.

Comparable Properties

**50 Jasmine Dr DELACOMBE 3356 (REI)**

Agent Comments

3 2 2

Price: \$317,000**Method:** Private Sale**Date:** 22/09/2017**Rooms:** -**Property Type:** House (Res)**16 Kent St SEBASTOPOL 3356 (REI/VG)**

Agent Comments

3 1 2

Price: \$310,000**Method:** Private Sale**Date:** 03/01/2018**Rooms:** -**Property Type:** House**Land Size:** 741 sqm approx**1 Merinda Ct DELACOMBE 3356 (REI/VG)**

Agent Comments

3 2 2

Price: \$295,000**Method:** Private Sale**Date:** 26/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 650 sqm approx