

#### 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	19 Chilton Close, Delacombe Vic 3356
Including suburb or	
locality andpostcode	

### Indicative selling price

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

Range between	\$345,000	&	\$365,000
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#### Median sale price

Median price	\$342,500	Hou	se X	Unit		Suburb or locality	Delacombe
Period - From	01/10/2016	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	28 Majestic Way DELACOMBE 3356	\$362,000	25/09/2017
2	7 Begonia Ct DELACOMBE 3356	\$352,500	21/06/2017
3	6 Cavendish Ct DELACOMBE 3356	\$345,000	24/11/2016

#### 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.





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Rooms:

**Property Type:** House **Land Size:** 777 sqm approx

**Agent Comments** 

Indicative Selling Price \$345,000 - \$365,000 Median House Price

Year ending September 2017: \$342,500

## Comparable Properties

28 Majestic Way DELACOMBE 3356 (REI)

**-**3







**Agent Comments** 

Price: \$362,000 Method: Private Sale Date: 25/09/2017

Rooms: -

Property Type: House Land Size: 640 sqm approx

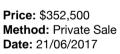
7 Begonia Ct DELACOMBE 3356 (REI/VG)

**-**3









Rooms: -

**Property Type:** House **Land Size:** 758 sqm approx

**Agent Comments** 



6 Cavendish Ct DELACOMBE 3356 (REI)

**-**3



**₽** 3

**Price:** \$345,000 **Method:** Private Sale **Date:** 24/11/2016

Rooms: -

**Property Type:** House **Land Size:** 660 sqm approx

**Agent Comments** 

**Account** - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765





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