

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

19 Chilton Close, Delacombe Vic 3356

Indicative selling price

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

Range between \$345,000

&

\$365,000

Median sale price

Median price \$342,500

House

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.

	Address 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.~~



3
 2
 2

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)

Agent Comments

3
 2
 2

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)

Agent Comments

3
 2
 2

Price: \$352,500
Method: Private Sale
Date: 21/06/2017
Rooms: -
Property Type: House
Land Size: 758 sqm approx



6 Cavendish Ct DELACOMBE 3356 (REI)

Agent Comments

3
 2
 3

Price: \$345,000
Method: Private Sale
Date: 24/11/2016
Rooms: -
Property Type: House
Land Size: 660 sqm approx