

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

14 Stella Drive, Delacombe Vic 3356

Indicative selling price

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

Range between

\$330,000

&

\$340,000

Median sale price

Median price

\$350,000

House

X

Unit

Suburb or locality

Delacombe

Period - From

01/07/2016

to

30/06/2017

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	39 Ascot Gardens Dr DELACOMBE 3356	\$345,000	19/07/2016
2	25 Deakin Dr DELACOMBE 3356	\$335,000	12/07/2017
3	3 Jade Ct DELACOMBE 3356	\$325,000	10/08/2017

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.~~



4 2 2

Rooms: 6
Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$340,000
Median House Price
Year ending June 2017: \$350,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



39 Ascot Gardens Dr DELACOMBE 3356 (REI) **Agent Comments**

4 2 2

Price: \$345,000
Method: Private Sale
Date: 19/07/2016
Rooms: 6
Property Type: House
Land Size: 564 sqm approx

25 Deakin Dr DELACOMBE 3356 (REI)

Agent Comments

4 - -

Price: \$335,000
Method: Private Sale
Date: 12/07/2017
Rooms: -
Property Type: House (Res)



3 Jade Ct DELACOMBE 3356 (REI)

Agent Comments

4 2 2

Price: \$325,000
Method: Private Sale
Date: 10/08/2017
Rooms: 6
Property Type: House