

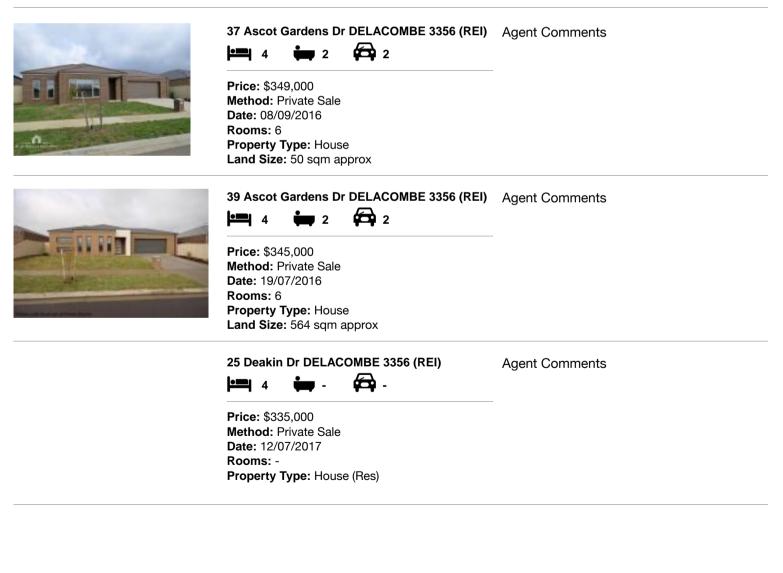




Rooms: Property Type: House Land Size: 589 sqm approx Agent Comments Indicative Selling Price \$330,000 - \$345,000 Median House Price June quarter 2017: \$365,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

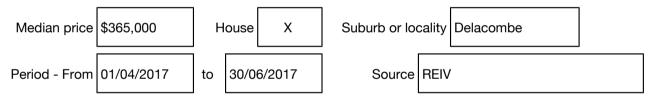
Address Including suburb or locality andpostcode

5 Ascot Gardens Drive, Delacombe Vic 3356

Indicative selling price

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

Range between	\$330,000	&	\$345,000	
Median sale pri	се			



Comparable property sales

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
37 Ascot Gardens Dr DELACOMBE 3356	\$349,000	08/09/2016
39 Ascot Gardens Dr DELACOMBE 3356	\$345,000	19/07/2016
25 Deakin Dr DELACOMBE 3356	\$335,000	12/07/2017

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propertydata

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