



4 2 2

**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



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

4 2 2

**Price:** \$349,000  
**Method:** Private Sale  
**Date:** 08/09/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 50 sqm approx



**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)

## 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

5 Ascot Gardens Drive, Delacombe Vic 3356

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$330,000

&

\$345,000

#### Median sale price

Median price \$365,000

House

X

Suburb or locality

Delacombe

Period - From 01/04/2017

to

30/06/2017

Source REIV

#### 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