

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

517 Wiltshire Lane, Delacombe Vic 3356

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$355,000 House X Unit Suburb or locality Delacombe

Period - From 01/04/2018 to 30/06/2018 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	5 Edgewood Ct DELACOMBE 3356	\$430,000	14/03/2018
2	487 Wiltshire La DELACOMBE 3356	\$425,000	09/08/2018
3	46 TAIT St DELACOMBE 3356	\$420,000	16/01/2018

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
  1
  3

Rooms:
Property Type: House (Res)
Land Size: 1875 sqm approx
 Agent Comments

Indicative Selling Price
 \$425,000
Median House Price
 June quarter 2018: \$355,000

Comparable Properties

5 Edgewood Ct DELACOMBE 3356 (VG)

Agent Comments

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Price: \$430,000
Method: Sale
Date: 14/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 1809 sqm approx



487 Wiltshire La DELACOMBE 3356 (REI)

Agent Comments

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  2
  2

Price: \$425,000
Method: Private Sale
Date: 09/08/2018
Rooms: -
Property Type: House
Land Size: 650 sqm approx



46 TAIT St DELACOMBE 3356 (REI/VG)

Agent Comments

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  2
  2

Price: \$420,000
Method: Private Sale
Date: 16/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 675 sqm approx