Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	4 Earls Square, Delacombe Vic 3356

Indicative selling price

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

Single price	$*	or range between	$460,000	&	$480,000

Median sale price

Median price	$337,500	*House	X	*Unit		Suburb or locality	Delacombe
Period - From	Aug 17	to	Jul 18			Source	CoreLogic

Comparable property sales

A* 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.

*Due to the nature of the property, the agent or agent's representative reasonably believes that fewer than three comparable properties have sold within a five kilometre radius in the last 18 months.