

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

8 Tudor Avenue, Delacombe, VIC, 3356

Indicative selling price

\$ 415,000 - \$445,000

Range between

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

Median sale price

Median price
\$ 361,000

House

*Delete house or unit as applicable

Suburb
DELACOMBE

Period
21/07/2018 - 17/01/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



312 GREENHALGHS ROAD
DELACOMBE

3 2 5

Normal Sale \$401,000
Date Sold 03/12/2018
Land 665 sqm



11 CARINA DRIVE
WINTER VALLEY

4 2 2

Agents Advice - Sale *\$422,000
Date Sold 14/12/2018
Land 612.00424206388 sqm



12 NIMBLE DRIVE
DELACOMBE

4 2 2

Normal Sale \$470,000
Date Sold 26/10/2018
Land 720 sqm