

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 15 Shasta Drive Delacombe

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$360,000 & \$380,000

Median sale price

Median price: \$355,000 House Suburb: Delacombe
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

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.

**20 Shasta Dr
DELACOMBE**

4 2 4

This handsome home has all the room inside and out your family requires. A king size master bedroom is complemented by a

Sold by Private Sale \$352,600

Date Sold 11/05/2017

Land 796 SqM

**459 Wiltshire La
DELACOMBE**

3 2 3

Immaculately kept by its current owner since new and perfectly positioned just 1.5km to the new Delacombe Town Centre this

Sold by Private Sale \$375,000

Date Sold 12/01/2018

Land 715 SqM

**21 Nimble Dr
DELACOMBE**

4 2 3

* Sure to be one of the most feature packed homes available today* Massive external covered outdoor living area "â€œ"

Sold by Private Sale \$390,000

Date Sold 06/03/2018

Land 732 SqM