

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 and
postcode

8 Edmund Drive Delacombe VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$179,000

Property type

Land

Suburb

Delacombe

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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 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

10 Angus Close Delacombe VIC 3356	\$415,000	20-Nov-19
12 Brahman Drive Delacombe VIC 3356	\$425,000	22-Nov-19
4 Royale Street Delacombe VIC 3356	\$430,000	25-Aug-20

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 18 months.

This Statement of Information was prepared on: 15 September 2020

McGrath

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10 Angus Close Delacombe VIC 3356

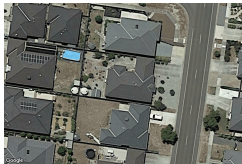
3 2 2

Sold Price

\$415,000

Sold Date **20-Nov-19**

Distance **0.15km**



12 Brahman Drive Delacombe VIC 3356

3 2 2

Sold Price

\$425,000

Sold Date **22-Nov-19**

Distance **0.47km**



4 Royale Street Delacombe VIC 3356

3 2 1

Sold Price

^{RS} **\$430,000**

Sold Date **25-Aug-20**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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