Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1 Dakshina Ct, Delacombe Vic 3356

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$170,000		&		\$180,000			
Median sale p	rice							
Median price	\$170,000	Pro	operty Type	Vac	ant land		Suburb	Delacombe
Period - From	07/07/2019	to	06/07/2020		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

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

Ad	dress of comparable property	Price	Date of sale
1	3 Savannah Ct DELACOMBE 3356	\$171,000	24/02/2020
2	119 Smythes Rd DELACOMBE 3356	\$169,000	18/05/2020
3	123 Smythes Rd DELACOMBE 3356	\$168,000	30/03/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/07/2020 15:25

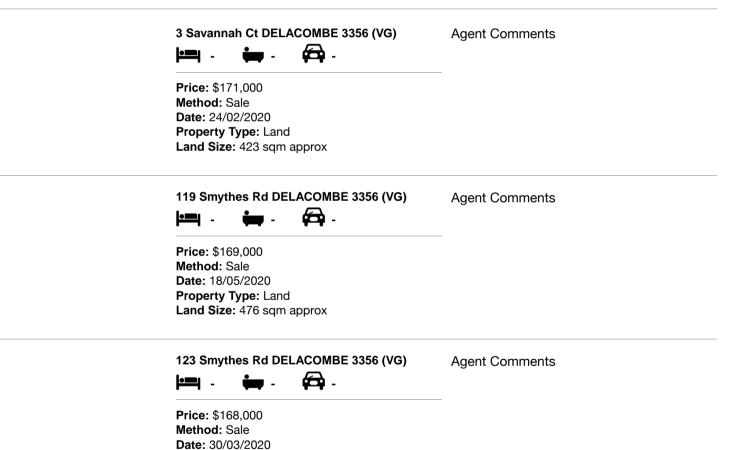






Property Type: Land **Land Size:** 372 sqm approx Agent Comments Indicative Selling Price \$170,000 - \$180,000 Median Land Price 07/07/2019 - 06/07/2020: \$170,000

Comparable Properties



Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

Property Type: Land Land Size: 444 sqm approx

