

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 or
locality and postcode

7 Countess Road, Delacombe Vic 3356

Indicative selling price

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

Range between \$339,950

&

\$349,950

Median sale price

Median price \$342,500

House

X

Unit

Suburb or locality

Delacombe

Period - From 01/10/2016

to 30/09/2017

Source REIV

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 eighteen 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
1	6 Cavendish Ct DELACOMBE 3356	\$345,000	24/11/2016
2	6 chapel cross Ct DELACOMBE 3356	\$340,000	06/10/2017
3	22 Majestic Way DELACOMBE 3356	\$330,000	02/02/2017

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 eighteen months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$339,950 - \$349,950
Median House Price
Year ending September 2017: \$342,500

Comparable Properties



6 Cavendish Ct DELACOMBE 3356 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 24/11/2016
Rooms: -
Property Type: House
Land Size: 660 sqm approx



6 chapel cross Ct DELACOMBE 3356 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 06/10/2017
Rooms: -
Property Type: House
Land Size: 795 sqm approx



22 Majestic Way DELACOMBE 3356 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 02/02/2017
Rooms: 6
Property Type: House