

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

35 Neway Avenue, Delacombe 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 \$500,000 & \$530,000

Median sale price

Median price

\$381,750

Property type

House

Suburb

Delacombe

Period - From

01/07/2019

to

30/06/2020

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
76 Ascot Gardens Drive, Delacombe 3356	\$540,000	18/04/2020
455 Wiltshire Lane, Delacombe 3356	\$505,000	23/06/2020
253 Whitelaw Avenue, Delacombe 3356	\$510,000	19/11/2019

This Statement of Information was prepared on: 06/07/2020