

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

2 Begonia Court, Delacombe Vic 3356

Indicative selling price

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

Range between

\$495,000

&

\$515,000

Median sale price

Median price

\$376,000

House

X

Unit

Suburb or locality

Delacombe

Period - From

01/10/2018

to

31/12/2018

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 | 54 Continuance Way DELACOMBE 3356 | \$510,000 | 01/06/2018 |
| 2 | 91 Majestic Way WINTER VALLEY 3358 | \$510,000 | 11/05/2018 |
| 3 | 426 Greenhalghs Rd WINTER VALLEY 3358 | \$505,000 | 11/01/2019 |

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.~~

2 Begonia Court, Delacombe Vic 3356



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 712 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$515,000
Median House Price
December quarter 2018: \$376,000

Comparable Properties



54 Continuance Way DELACOMBE 3356
(REI/VG)

Agent Comments

 4  2  4

Price: \$510,000
Method: Private Sale
Date: 01/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 625 sqm approx



91 Majestic Way WINTER VALLEY 3358
(REI/VG)

Agent Comments

 4  2  4

Price: \$510,000
Method: Private Sale
Date: 11/05/2018
Rooms: 5
Property Type: House
Land Size: 766 sqm approx



426 Greenhalghs Rd WINTER VALLEY 3358
(REI)

Agent Comments

 4  2  2

Price: \$505,000
Method: Private Sale
Date: 11/01/2019
Rooms: -
Property Type: House
Land Size: 841 sqm approx