

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

18 Elegante Road, Delacombe Vic 3356

Indicative selling price

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

Range between \$349,000

&

\$379,000

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	57 Majestic Way WINTER VALLEY 3358	\$395,000	09/08/2018
2	459 Wiltshire La DELACOMBE 3356	\$375,000	12/01/2018
3	12 Elegante Rd WINTER VALLEY 3358	\$360,000	21/05/2018

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.~~

18 Elegante Road, Delacombe Vic 3356



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$349,000 - \$379,000
Median House Price
December quarter 2018: \$376,000

Comparable Properties



57 Majestic Way WINTER VALLEY 3358
(REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 09/08/2018
Rooms: -
Property Type: House



459 Wiltshire La DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 12/01/2018
Rooms: -
Property Type: House
Land Size: 715 sqm approx



12 Elegante Rd WINTER VALLEY 3358
(REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 21/05/2018
Rooms: 5
Property Type: House
Land Size: 630 sqm approx