

Steve McCulloch

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Indicative Selling Price

\$235,000 - \$255,000

Median House Price

Year ending March 2017: \$338,000


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Rooms: 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 662 sqm approx

Agent Comments

This solid brick 3 bedroom family home on a 662m2 block is perfectly positioned close to schools, sporting facilities, public transport and shopping. The home consists of 3 bedrooms, all with BIRS. There is an open plan kitchen/dining area plus a separate living area, gas heating and split system a/c ensure for all year round comfort. Central bathroom with separate toilet. Outside is a carport plus double lock up garage and a secure backyard for the kids to play in. Perfect for the couple, family or investor, call Steve McCulloch now to book your inspection.

Comparable Properties

**211 Whitelaw Av DELACOMBE 3356 (VG)**

Agent Comments

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Price: \$273,000**Method:** Sale**Date:** 08/06/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 720 sqm approx**41 Greenhalghs Rd DELACOMBE 3356 (REI/VG)**

Agent Comments

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Price: \$265,000**Method:** Private Sale**Date:** 28/07/2016**Rooms:** 4**Property Type:** House (Res)**Land Size:** 837 sqm approx**43 Whitelaw Av DELACOMBE 3356 (VG)**

Agent Comments

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Price: \$265,000**Method:** Sale**Date:** 06/02/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 705 sqm approx

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
5 Whitelaw Avenue, Delacombe Vic 3356

Indicative selling price

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

Range between \$235,000 & \$255,000

Median sale price

Median price \$338,000 House X Suburb or locality Delacombe

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

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
211 Whitelaw Av DELACOMBE 3356	\$273,000	08/06/2016
41 Greenhalghs Rd DELACOMBE 3356	\$265,000	28/07/2016
43 Whitelaw Av DELACOMBE 3356	\$265,000	06/02/2016