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3 2 2

Rooms:
Property Type: House
Land Size: 1191 sqm approx
Agent Comments

Indicative Selling Price
\$439,000 - \$449,000
Median House Price
Year ending March 2017: \$246,000

Comparable Properties



11 Bellview Ct DELACOMBE 3356 (REI)

Agent Comments

4 2 3

Price: \$460,000
Method: Private Sale
Date: 19/05/2017
Rooms: -
Property Type: House
Land Size: 1058 sqm approx



4 Curtin Ct DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 3

Price: \$453,000
Method: Private Sale
Date: 08/07/2016
Rooms: 5
Property Type: House
Land Size: 1052 sqm approx



4 Vincent Ct DELACOMBE 3356 (REI)

Agent Comments

3 2 7

Price: \$415,000
Method: Private Sale
Date: 16/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 2000 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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb or locality
 Period - From to Source

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
11 Bellview Ct DELACOMBE 3356	\$460,000	19/05/2017
4 Curtin Ct DELACOMBE 3356	\$453,000	08/07/2016
4 Vincent Ct DELACOMBE 3356	\$415,000	16/06/2017