

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 52 Majestic Way Delacombe

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$410,000 & \$440,000

Median sale price

Median price: \$375,000 House Suburb: Delacombe
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

Comparable property sales

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.



75 Majestic Way WINTER VALLEY

4 2 2

This 2 year old home built by well renowned Twomey Builders is a cut above the rest with high quality finishes throughout.

Sold by Private Sale \$412,000

Date Sold 12/04/2018

Land 600 SqM



20 Neway Av DELACOMBE

4 2 2

* Make the perfect decision and secure your new H & L package today.* Convenient to the new Delacombe Town Centre shopping

Sold by Private Sale \$425,000

Date Sold 30/10/2017

Land 657 SqM



2 Angus Cl DELACOMBE

4 2 2

Tailored for family life, this smart looking contemporary home also benefits from proximity advantages with the new Delacombe

Sold by Private Sale \$448,000

Date Sold 19/10/2017

Land 704 SqM
