

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 andpostcode

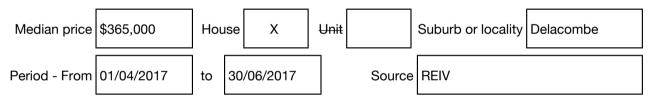
50 Jasmine Drive, Delacombe Vic 3356

Indicative selling price

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

Single price \$320,000

Median sale price



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	213 Winter St NEWINGTON 3350	\$325,000	14/07/2017
2	118 Warrina Dr DELACOMBE 3356	\$315,000	15/07/2017
3	4 Tranquillity Ct SEBASTOPOL 3356	\$310,000	01/08/2017

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.

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$320,000 Median House Price June quarter 2017: \$365,000

Comparable Properties

213 Winter St NEWINGTON 3350 (REI) 3 1 5 Price: \$325,000 Method: Private Sale Date: 14/07/2017 Rooms: - Property Type: House Land Size: 671 sqm approx	Agent Comments
118 Warrina Dr DELACOMBE 3356 (REI) 4 3 2 Price: \$315,000 Method: Private Sale Date: 15/07/2017 Rooms: - Property Type: House (Res) Land Size: 685 sqm approx	Agent Comments
4 Tranquillity Ct SEBASTOPOL 3356 (REI) 3 2 2 2 Price: \$310,000 Method: Private Sale Date: 01/08/2017 Rooms: 5 Property Type: House	Agent Comments

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