

## 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

50 Jasmine Drive, Delacombe Vic 3356

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$320,000

#### Median sale price

Median price \$365,000 House  Unit  Suburb or locality Delacombe

Period - From 01/04/2017 to 30/06/2017 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	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.



**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)**

Agent Comments



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 14/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 671 sqm approx



**118 Warrina Dr DELACOMBE 3356 (REI)**

Agent Comments



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 15/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx



**4 Tranquillity Ct SEBASTOPOL 3356 (REI)**

Agent Comments



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 01/08/2017  
**Rooms:** 5  
**Property Type:** House