

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12 Iona Drive, Delacombe 3356

Indicative selling price

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

Single price \$240,000

or range between \$*

&

\$

Median sale price

Median price \$227,500

*House

*Unit

Suburb
or locality Delacombe

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

A* 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 |
|-------------------------------------|-----------|--------------|
| 24 Cromwell Street, Sebastopol 3356 | \$246,511 | 18/01/2017 |
| 27 Hill Street, Sebastopol 3356 | \$241,000 | 10/03/2017 |
| 25 Kowree Crescent, Sebastopol 3356 | \$246,500 | 05/01/2017 |