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	8 Manna Boulevard, Delacombe Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$335,000	&	$355,000

Median sale price

Median price	$381,750	Property type	*House*	Suburb	Delacombe
Period - From	01/06/2019	to	31/05/2020	Source	CoreLogic

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
13 Clifton Street, Delacombe Vic 3356	$335,000	22/04/20
23 Macquarie Close, Delacombe Vic 3356	$341,500	26/02/19
36 Iona Drive, Sebastopol Vic 3356	$344,000	12/06/19

This Statement of Information was prepared on: 30/06/2020