## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 5 Valentine Street, Delacombe Vic 3356

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betwee	\$380,000		&		\$390,000			
Median sale p	rice							
Median price	\$526,000	Pro	operty Type	Hou	se		Suburb	Delacombe
Period - From	01/01/2024	to	31/12/2024		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	15 Foster St REDAN 3350	\$390,000	15/12/2024
2	713 La Trobe St REDAN 3350	\$400,000	24/11/2024
3	211 Park St.W DELACOMBE 3356	\$375,000	13/08/2024

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 18 months.

This Statement of Information was prepared on:

05/02/2025 10:47



5 Valentine Street, Delacombe Vic 3356



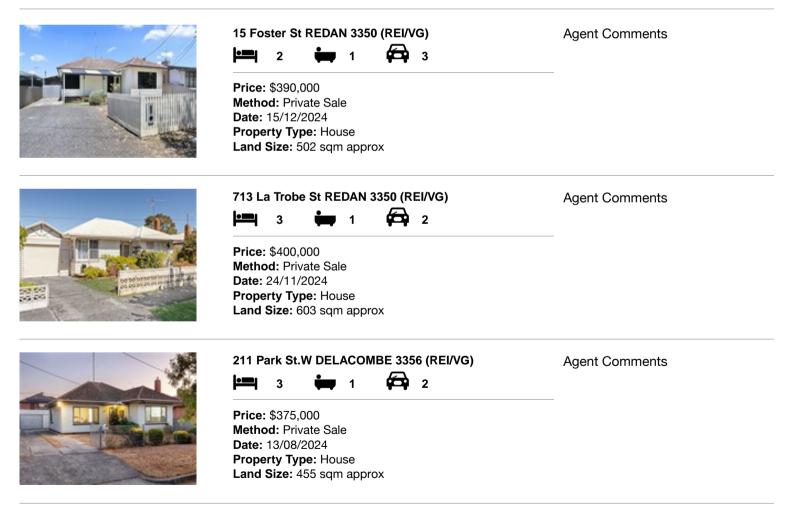




Rooms: 4 Property Type: House Land Size: 354 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$380,000 - \$390,000 Median House Price Year ending December 2024: \$526,000

# **Comparable Properties**



#### Account - Ballarat Property Agents | P: 03 5324 2408



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