Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	7 Cooinda Drive, Delacombe Vic 3356
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$495,000	&	\$530,000
Range between	\$495,000	&	\$530,000

Median sale price

Median price	\$526,000	Pro	perty Type	House		Suburb	Delacombe
Period - From	01/01/2024	to	31/12/2024		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 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

1	15 Parkside Rd DELACOMBE 3356	\$550,000	19/12/2024
2	21 Deakin Dr DELACOMBE 3356	\$525,000	03/12/2024
3	9 Greenhalghs Rd DELACOMBE 3356	\$501,000	30/10/2024

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:	10/02/2025 09:50



Date of sale





Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price \$495,000 - \$530,000 **Median House Price** Year ending December 2024: \$526,000

Comparable Properties



15 Parkside Rd DELACOMBE 3356 (REI/VG)

Agent Comments

Price: \$550,000 Method: Private Sale Date: 19/12/2024 Property Type: House Land Size: 723 sqm approx

21 Deakin Dr DELACOMBE 3356 (VG)





Price: \$525,000 Method: Sale Date: 03/12/2024

Property Type: House (Res) Land Size: 544 sqm approx

Agent Comments

Agent Comments



9 Greenhalghs Rd DELACOMBE 3356 (REI/VG)



Price: \$501,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 900 sqm approx

Account - Fletchers | P: 03 5333 4797





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