

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

7 Cooinda Drive, Delacombe Vic 3356

Indicative selling price

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

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

Median sale price

Median price \$526,000 Property 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	Date of sale
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



 3
  2
  2

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

 3
  2
  4

Price: \$550,000

Method: Private Sale

Date: 19/12/2024

Property Type: House

Land Size: 723 sqm approx



21 Deakin Dr DELACOMBE 3356 (VG)

Agent Comments

 3
  -
  -

Price: \$525,000

Method: Sale

Date: 03/12/2024

Property Type: House (Res)

Land Size: 544 sqm approx



9 Greenhalghs Rd DELACOMBE 3356 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$501,000

Method: Private Sale

Date: 30/10/2024

Property Type: House

Land Size: 900 sqm approx

Account - Fletchers | P: 03 5333 4797