

# 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

6 Brahman Drive, Delacombe Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$720,000

### Median sale price

Median price \$540,000 Property Type House Suburb Delacombe

Period - From 01/07/2023 to 30/06/2024 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 | 5 Continuance Way DELACOMBE 3356   | \$750,000 | 19/09/2024   |
| 2 | 10 Dumenils Way DELACOMBE 3356     | \$700,000 | 09/04/2024   |
| 3 | 76 Ascot Gardens Dr DELACOMBE 3356 | \$720,000 | 11/10/2023   |

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:

06/11/2024 10:40

6 Brahman Drive, Delacombe Vic 3356

**BALLARAT**  
PROPERTY AGENTS

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**Indicative Selling Price**

\$690,000 - \$720,000

**Median House Price**

Year ending June 2024: \$540,000



 4  2  4

**Property Type:** House (Res)

**Land Size:** 673 sqm approx

**Agent Comments**

## Comparable Properties



**5 Continuance Way DELACOMBE 3356 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 19/09/2024

**Property Type:** House

**Land Size:** 709 sqm approx



**10 Dumenils Way DELACOMBE 3356 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 09/04/2024

**Property Type:** House

**Land Size:** 679 sqm approx



**76 Ascot Gardens Dr DELACOMBE 3356 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$720,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** House

**Land Size:** 666 sqm approx

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



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