

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 and
postcode

209 WARRINA DRIVE 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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Delacombe

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

113 WARRINA DRIVE DELACOMBE VIC 3356	\$405,000	15-Dec-23
14 ROREY STREET DELACOMBE VIC 3356	\$386,000	14-Aug-24
27 WHITELAW AVENUE DELACOMBE VIC 3356	\$381,570	15-May-24

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: 21 November 2024

McGrath

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**113 WARRINA DRIVE DELACOMBE
VIC 3356**

 3  1  3

Sold Price

\$405,000

Sold Date

15-Dec-23

Distance

0.18km



**14 ROREY STREET DELACOMBE
VIC 3356**

 3  1  2

Sold Price

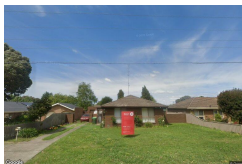
\$386,000

Sold Date

14-Aug-24

Distance

0.28km



**27 WHITELAW AVENUE
DELACOMBE VIC 3356**

 3  1  2

Sold Price

\$381,570

Sold Date

15-May-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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