

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

3 Manna Boulevard, Delacombe Vic 3356

Indicative selling price

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

Range between \$535,000 & \$550,000

Median sale price

Median price \$565,000 Property Type House Suburb Delacombe

Period - From 01/04/2022 to 31/03/2023 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	21 Grana Dr DELACOMBE 3356	\$530,000	03/03/2023
2	10 Jordan Av DELACOMBE 3356	\$560,000	07/02/2023
3	7 Manna Blvd DELACOMBE 3356	\$535,000	18/07/2022

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:

09/05/2023 17:15



3 -

Property Type: House (New - Detached)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$535,000 - \$550,000

Median House Price

Year ending March 2023: \$565,000

Comparable Properties



21 Grana Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 7

Price: \$530,000

Method: Private Sale

Date: 03/03/2023

Property Type: House (Res)

Land Size: 646 sqm approx



10 Jordan Av DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$560,000

Method: Private Sale

Date: 07/02/2023

Rooms: 7

Property Type: House (Res)

Land Size: 718 sqm approx



7 Manna Blvd DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$535,000

Method: Private Sale

Date: 18/07/2022

Property Type: House

Land Size: 701 sqm approx