

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

18 Macquarie Close, Delacombe Vic 3356

Indicative selling price

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

Range between

\$550,000

&

\$580,000

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Delacombe

Period - From

01/07/2023

to

30/09/2023

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	32 Simmental St BONSHAW 3352	\$600,000	10/05/2023
2	33 Tudor Av DELACOMBE 3356	\$597,500	19/05/2023
3	15 Shasta Dr DELACOMBE 3356	\$580,000	04/06/2023

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:

18/10/2023 15:49

18 Macquarie Close, Delacombe Vic 3356



Phil Petrie

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Indicative Selling Price

\$550,000 - \$580,000

Median House Price

September quarter 2023: \$532,500



4 2 3

Property Type: House

Land Size: 818 sqm approx

Agent Comments

Comparable Properties



32 Simmental St BONSHAW 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000

Method: Private Sale

Date: 10/05/2023

Property Type: House (Res)

Land Size: 507 sqm approx



33 Tudor Av DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 4

Price: \$597,500

Method: Private Sale

Date: 19/05/2023

Property Type: House

Land Size: 720 sqm approx



15 Shasta Dr DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$580,000

Method: Private Sale

Date: 04/06/2023

Property Type: House (Res)

Land Size: 683 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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