Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offere	ed for sale					
Adding subspaces of the locality and pos	ourb or	18 Macquarie Close, Delacombe Vic 3356				
Indicative selli	ng price					
For the meaning	of this price s	ee consumer.vic.gov	.au/underquo	ting		
Range betweer	\$550,000	&	\$580,00	0		
Median sale pr	rice					
Median price	\$532,500	Property Type	House	Suburb Delacomb	e	
Period - From	01/07/2023	to 30/09/2023	Sc	purce REIV		
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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.

Ad	dress 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
This statement of information was propared on:	10/10/2023 13.49





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Indicative Selling Price \$550,000 - \$580,000 Median House Price September quarter 2023: \$532,500





Property Type: House Land Size: 818 sqm approx Agent Comments

Comparable Properties



32 Simmental St BONSHAW 3352 (REI/VG)

4



6 2

Price: \$600,000 Method: Private Sale Date: 10/05/2023

Property Type: House (Res) Land Size: 507 sqm approx Agent Comments



33 Tudor Av DELACOMBE 3356 (REI/VG)

4

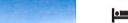






Agent Comments

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

Price: \$580,000 Method: Private Sale Date: 04/06/2023

Property Type: House (Res) Land Size: 683 sqm approx

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