

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

25 TUDOR AVENUE 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Delacombe

Period-from

01 Feb 2022

to

31 Jan 2023

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

5 GEMSTONE ROAD WINTER VALLEY VIC 3358	\$545,000	26-Jan-23
41 ELEGANTE ROAD WINTER VALLEY VIC 3358	\$590,000	10-Feb-23
13 VALBERG STREET WINTER VALLEY VIC 3358	\$590,000	01-Oct-22

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: 28 February 2023



5 GEMSTONE ROAD WINTER VALLEY VIC 3358

3 2 2

Sold Price

^{RS}

\$545,000

Sold Date

26-Jan-23

Distance

1.1km



41 ELEGANTE ROAD WINTER VALLEY VIC 3358

3 2 2

Sold Price

^{RS}

\$590,000

^{UN}

Sold Date

10-Feb-23

Distance

1.17km



13 VALBERG STREET WINTER VALLEY VIC 3358

3 2 2

Sold Price

\$590,000

Sold Date

01-Oct-22

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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