

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

16 Warratta Avenue, Delacombe Vic 3356

Indicative selling price

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

Range between

\$469,000

&

\$499,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Delacombe

Period - From

01/04/2022

to

30/06/2022

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	40 Iona Dr SEBASTOPOL 3356	\$540,000	23/05/2022
2	14 Iona Dr SEBASTOPOL 3356	\$525,000	22/07/2022
3	605 Rubicon St SEBASTOPOL 3356	\$495,000	08/04/2022

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:

10/08/2022 12:24

16 Warratta Avenue, Delacombe Vic 3356



Property Type: House
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$469,000 - \$499,000
Median House Price
June quarter 2022: \$600,000

Comparable Properties



40 Iona Dr SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 23/05/2022
Property Type: House (Res)
Land Size: 651 sqm approx



14 Iona Dr SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 22/07/2022
Property Type: House
Land Size: 780 sqm approx



605 Rubicon St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 08/04/2022
Property Type: House
Land Size: 650 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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