

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

4 DUMENILS WAY 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

or range
between

\$499,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$534,500

Property type

House

Suburb

Delacombe

Period-from

01 Apr 2023

to

31 Mar 2024

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

7 BRAHMAN DRIVE DELACOMBE VIC 3356	\$540,000	13-Dec-23
13 REYNOLDS PARADE SMYTHES CREEK VIC 3351	\$535,000	09-Jan-24
17 ASCOT GARDENS DRIVE DELACOMBE VIC 3356	\$525,000	15-Mar-24

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: 08 April 2024



7 BRAHMAN DRIVE DELACOMBE VIC 3356

3 2 2

Sold Price

\$540,000

Sold Date

13-Dec-23

Distance

0.62km



13 REYNOLDS PARADE SMYTHES CREEK VIC 3351

3 2 2

Sold Price

\$535,000

Sold Date

09-Jan-24

Distance

0.77km



17 ASCOT GARDENS DRIVE DELACOMBE VIC 3356

3 2 2

Sold Price

^{RS} **\$525,000**

Sold Date

15-Mar-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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