

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

3 Delage Road, Smythes Creek Vic 3351

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$535,000 Property Type House Suburb Smythes Creek

Period - From 08/10/2018 to 07/10/2019 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 | 5 Singer St SMYTHES CREEK 3351 | \$460,000 | 21/06/2019 |
| 2 | 7 Elise Rd WINTER VALLEY 3358 | \$417,500 | 30/08/2019 |
| 3 | 20 Elegante Rd WINTER VALLEY 3358 | \$410,000 | 11/09/2019 |

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:

08/10/2019 14:11



4 2 2

Rooms: 6

Property Type: House

Agent Comments

Yet to even celebrate its first birthday, 3 Delage Road is a fantastic option for buyers chasing that new home feeling, without the building headache or landscaping hangover! Completely finished... simply move in and enjoy! Situated oh so conveniently in the Pinnacle Estate Smythes Creek, this home enjoys the super convenience of Delacombe Town Centre right next door, which is quickly becoming the main hub of action and necessity for the West side of Ballarat. All with easy access into Ballarat, quality nearby schooling and public transport.

Comparable Properties

5 Singer St SMYTHES CREEK 3351 (VG)

Agent Comments

4 - -

Price: \$460,000

Method: Sale

Date: 21/06/2019

Property Type: House (Res)

Land Size: 469 sqm approx



7 Elise Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments

4 2 2

Price: \$417,500

Method: Private Sale

Date: 30/08/2019

Rooms: 5

Property Type: House

Land Size: 462 sqm approx



20 Elegante Rd WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$410,000

Method: Private Sale

Date: 11/09/2019

Property Type: House (Res)