

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

1/24 Holstein Close, Delacombe Vic 3356

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$540,000

Property Type House

Suburb Delacombe

Period - From 31/05/2023

to 30/05/2024

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	6 Rolls Rd SMYTHES CREEK 3351	\$460,000	15/05/2024
2	84 Kossuth St SEBASTOPOL 3356	\$450,000	07/02/2024
3	48 Baudinette Dr SEBASTOPOL 3356	\$445,000	12/04/2024

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:

31/05/2024 13:34

1/24 Holstein Close, Delacombe Vic 3356



Hannah Baker
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Indicative Selling Price

\$459,000

Median House Price

31/05/2023 - 30/05/2024: \$540,000



3 2 2

Property Type: Townhouse
(Single)

Land Size: 334 sqm approx

Agent Comments

Comparable Properties



6 Rolls Rd SMYTHES CREEK 3351 (REI)

Agent Comments

3 2 1

Price: \$460,000

Method: Private Sale

Date: 15/05/2024

Property Type: House

Land Size: 384 sqm approx



84 Kossuth St SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$450,000

Method: Private Sale

Date: 07/02/2024

Property Type: House

Land Size: 303 sqm approx



48 Baudinette Dr SEBASTOPOL 3356 (REI)

Agent Comments

3 2 2

Price: \$445,000

Method: Private Sale

Date: 12/04/2024

Property Type: House (Res)

Land Size: 316 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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