

# 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

19 Bellview Court, Delacombe Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$890,000

### Median sale price

Median price \$549,500 Property Type House Suburb Delacombe

Period - From 01/10/2023 to 31/12/2023 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 eighteen 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	206 Smythes Rd DELACOMBE 3356	\$887,000	10/11/2023
2			
3			

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 eighteen months.~~

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19 Bellview Court, Delacombe Vic 3356



Scott Petrie

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**Indicative Selling Price**

\$850,000 - \$890,000

**Median House Price**

December quarter 2023: \$549,500



5 2 5

**Property Type:** Land

**Land Size:** 1070 sqm approx

**Agent Comments**

## Comparable Properties



**206 Smythes Rd DELACOMBE 3356 (REI/VG)**

**Agent Comments**

4 2 6

**Price:** \$887,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** House

**Land Size:** 1819 sqm approx

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 eighteen months.

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



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