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

7 JADE CLOSE DELACOMBE VIC 3356

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range betweer	ພວ/ວບບບ	&	\$595,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$530,000	Property type	House	Suburb	Delacombe		

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2023

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.

to

Address of comparable property	Price	Date of sale
2 VIRGINIA COURT DELACOMBE VIC 3356	\$575,000	08-Sep-23
5 TRANQUILLITY COURT SEBASTOPOL VIC 3356	\$580,000	07-Nov-22
30 CLYDESDALE DRIVE BONSHAW VIC 3352	\$576,000	23-Jan-23

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: 13 March 2024



Corelogic

consumer.vic.gov.au



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\$580,000 Sold Date 07-Nov-22

Distance

0.84km

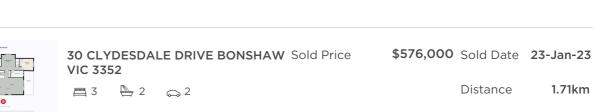


	2 VIRGINIA COURT DELACOMBE VIC 3356		Sold Price	\$575,000	Sold Date	08-Sep-23	
Survigit	a 3	ê 2	⇔-			Distance	0.92km

Sold Price



			TY COURT VIC 3356	
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RS = Recent sale **UN** = Undisclosed Sale

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