

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

7 Jasmine Drive, Delacombe Vic 3356

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$575,000

Property Type

House

Suburb

Delacombe

Period - From

01/07/2021

to

30/06/2022

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	11 Jasmine Dr DELACOMBE 3356	\$520,000	02/07/2021
2	6 Hamish Ct SEBASTOPOL 3356	\$511,000	17/08/2021
3	25 Chifley Dr DELACOMBE 3356	\$505,000	28/03/2022

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:

08/09/2022 15:55

7 Jasmine Drive, Delacombe Vic 3356



Phil Petrie

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Indicative Selling Price

\$510,000

Median House Price

Year ending June 2022: \$575,000



3 1 1

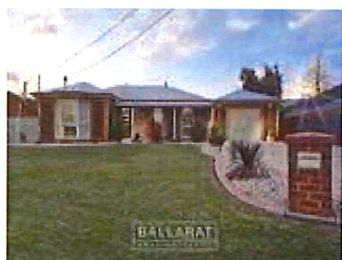
Rooms: 6

Property Type:

Land Size: 696 sqm approx

Agent Comments

Comparable Properties



11 Jasmine Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 4

Price: \$520,000

Method: Private Sale

Date: 02/07/2021

Property Type: House (Res)

Land Size: 652 sqm approx



6 Hamish Ct SEBASTOPOL 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$511,000

Method: Private Sale

Date: 17/08/2021

Property Type: House (Res)

Land Size: 647 sqm approx



25 Chifley Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$505,000

Method: Private Sale

Date: 28/03/2022

Property Type: House

Land Size: 387 sqm approx

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



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