

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

17 Charolais Street, Delacombe Vic 3356

Indicative selling price

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

Range between \$725,000 & \$745,000

Median sale price

Median price \$550,000 Property Type House Suburb Delacombe

Period - From 01/04/2024 to 30/06/2024 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	17 Angus CI DELACOMBE 3356	\$710,000	22/12/2023
2	76 Ascot Gardens Dr DELACOMBE 3356	\$720,000	11/10/2023
3	50 Ascot Gardens Dr DELACOMBE 3356	\$700,000	08/09/2023

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:

04/09/2024 09:35



4 2 8

Property Type: House

Agent Comments

Indicative Selling Price

\$725,000 - \$745,000

Median House Price

June quarter 2024: \$550,000

Comparable Properties



17 Angus CI DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$710,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 620 sqm approx



76 Ascot Gardens Dr DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 3

Price: \$720,000

Method: Private Sale

Date: 11/10/2023

Property Type: House

Land Size: 666 sqm approx



50 Ascot Gardens Dr DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 08/09/2023

Property Type: House

Land Size: 650 sqm approx