

## 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

11 THE AVENUE DELACOMBE VIC 3356

### Indicative selling price

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

Single Price

or range  
between

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Delacombe

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

206 SMYTHES ROAD DELACOMBE VIC 3356	\$887,000	06-Oct-23
19 BELLVIEW COURT DELACOMBE VIC 3356	\$840,000	22-Apr-24
2 BANYULE DRIVE DELACOMBE VIC 3356	\$780,000	13-Jan-24

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: 12 February 2025

# McGrath

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**206 SMYTHES ROAD DELACOMBE  
VIC 3356**

4 2 6

Sold Price

**\$887,000**

Sold Date

**06-Oct-23**

Distance

**0.07km**



**19 BELLVIEW COURT DELACOMBE  
VIC 3356**

4 2 5

Sold Price

**\$840,000**

Sold Date

**22-Apr-24**

Distance

**0.09km**



**2 BANYULE DRIVE DELACOMBE  
VIC 3356**

4 2 6

Sold Price

**\$780,000**

Sold Date

**13-Jan-24**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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