

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

1/316 Smythes Road, Delacombe Vic 3356

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$447,500 Property Type Townhouse Suburb Delacombe

Period - From 03/01/2024 to 02/01/2025 Source Property Data

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	2/7 Ruby CI DELACOMBE 3356	\$455,000	14/08/2024
2	8/491 Wiltshire La DELACOMBE 3356	\$460,000	28/02/2024
3	7 Rindle CI DELACOMBE 3356	\$490,000	21/12/2023

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:

03/01/2025 09:25



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Townhouse Price

03/01/2024 - 02/01/2025: \$447,500

Comparable Properties



2/7 Ruby CI DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$455,000

Method: Private Sale

Date: 14/08/2024

Property Type: Townhouse (Single)



8/491 Wiltshire La DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$460,000

Method: Private Sale

Date: 28/02/2024

Property Type: Townhouse (Res)



7 Rindle CI DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$490,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300