

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

43 RANCE ROAD DELACOMBE VIC 3356

Indicative selling price

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

Single Price

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Other

Suburb

Delacombe

Period-from

01 Dec 2023

to

30 Nov 2024

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

70 CONTINUANCE WAY DELACOMBE VIC 3356	\$230,000	01-Oct-24
66 CONTINUANCE WAY DELACOMBE VIC 3356	\$250,000	24-Oct-24
26 SUGARLOAF ROAD WINTER VALLEY VIC 3358	\$235,000	31-Dec-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: 20 December 2024



**70 CONTINUANCE WAY
 DELACOMBE VIC 3356**

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Sold Price **\$230,000** Sold Date **01-Oct-24**

Distance **0.23km**

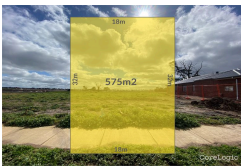


**66 CONTINUANCE WAY
 DELACOMBE VIC 3356**

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Sold Price **\$250,000** Sold Date **24-Oct-24**

Distance **0.25km**



**26 SUGARLOAF ROAD WINTER
 VALLEY VIC 3358**

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Sold Price **\$235,000** Sold Date **31-Dec-23**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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