

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

8 Goolwa Drive, Delacombe Vic 3356

Indicative selling price

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

Single price

\$469,500

Median sale price

Median price

\$575,000

Property Type

House

Suburb

Delacombe

Period - From

14/09/2021

to

13/09/2022

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	605 Rubicon St SEBASTOPOL 3356	\$495,000	08/04/2022
2	302 Greenhalghs Rd DELACOMBE 3356	\$480,000	25/08/2022
3	3a Rowlands St SEBASTOPOL 3356	\$478,478	20/05/2022

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:

14/09/2022 17:34



Property Type: House (Previously Occupied - Detached)
Land Size: 963 sqm approx
Agent Comments

Comparable Properties



605 Rubicon St SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$495,000
Method: Private Sale
Date: 08/04/2022
Property Type: House
Land Size: 650 sqm approx



302 Greenhalghs Rd DELACOMBE 3356 (REI) **Agent Comments**



Price: \$480,000
Method: Private Sale
Date: 25/08/2022
Property Type: House
Land Size: 724 sqm approx



3a Rowlands St SEBASTOPOL 3356 (REI/VG) **Agent Comments**



Price: \$478,478
Method: Private Sale
Date: 20/05/2022
Property Type: House (Res)
Land Size: 429 sqm approx