

# 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

247 Whitelaw 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 \$645,000 & \$670,000

### Median sale price

Median price

\$580,000

Property type

House

Suburb

Delacombe

Period - From

01.05.2021

to

30.04.2022

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
58 Tait Street Delacombe VIC 3356	\$650,000	19.05.2022
44 Continuance Way Delacombe VIC 3356	\$750,000	19.05.2022
56 Ascot Gardens Drive Delacombe VIC 3356	\$640,000	05.09.2021

This Statement of Information was prepared on: 30.05.2022