

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

31 Lanita Street, Delacombe Vic 3356

Indicative selling price

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

Range between \$520,000 & \$530,000

Median sale price

Median price \$537,767 Property Type House Suburb Delacombe

Period - From 01/04/2023 to 31/03/2024 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	5 Jasmine Dr DELACOMBE 3356	\$545,000	26/02/2024
2	12 Clifton St DELACOMBE 3356	\$538,000	17/02/2024
3	7 Rorey St DELACOMBE 3356	\$475,000	13/03/2024

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:

12/06/2024 15:15



Property Type: House

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



5 Jasmine Dr DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 26/02/2024

Property Type: House (Res)

Land Size: 684 sqm approx



12 Clifton St DELACOMBE 3356 (REI)

Agent Comments



Price: \$538,000

Method: Private Sale

Date: 17/02/2024

Property Type: House

Land Size: 570 sqm approx



7 Rorey St DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 13/03/2024

Property Type: House (Res)

Land Size: 459 sqm approx