

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

15 Shasta Drive, Delacombe Vic 3356

Indicative selling price

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

Range between \$570,000 & \$595,000

Median sale price

Median price \$565,000 Property Type House Suburb Delacombe

Period - From 01/04/2022 to 31/03/2023 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 Shari Dr DELACOMBE 3356	\$610,000	06/05/2022
2	33 Tudor Av DELACOMBE 3356	\$597,500	19/05/2023
3	35 Jasmine Dr DELACOMBE 3356	\$575,000	16/02/2022

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:

29/05/2023 12:02



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Property Type: House
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price
 \$570,000 - \$595,000
Median House Price
 Year ending March 2023: \$565,000

Comparable Properties



5 Shari Dr DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$610,000
Method: Private Sale
Date: 06/05/2022
Property Type: House (Res)
Land Size: 789 sqm approx



33 Tudor Av DELACOMBE 3356 (REI)

Agent Comments

4 2 4

Price: \$597,500
Method: Private Sale
Date: 19/05/2023
Property Type: House
Land Size: 720 sqm approx



35 Jasmine Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 4

Price: \$575,000
Method: Private Sale
Date: 16/02/2022
Property Type: House (Res)
Land Size: 704 sqm approx