



# STATEMENT OF INFORMATION

206 SMYTHES ROAD, DELACOMBE, VIC-3356

PREPARED BY DON HANLON, PRDNATIONWIDE BALLARAT, PHONE 0429 199 152



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**206 SMYTHES ROAD, DELACOMBE, VIC**

4 2 6

**Indicative Selling Price**

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

**Single Price:** **\$899,000**

Provided by: Don Hanlon, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**DELACOMBE, VIC, 3356**

**Suburb Median Sale Price (House)**

**\$540,000**

01 July 2022 to 30 June 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within 10 kilometres of the property for sale in the last 12 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1 TUDOR AVE, DELACOMBE, VIC 3356**

4 2 2

Sale Price

**\$660,000**

Sold on 28/06/2023

Distance from Property: 7.25m



**11 EARLS SQ, DELACOMBE, VIC 3356**

4 2 7

Sale Price

**\$757,500**

Sold on 17/06/2023

Distance from Property: 246m



**1 LYNNE CRT, DELACOMBE, VIC 3356**

3 2 2

Sale Price

**\$645,000**

Sold on 07/06/2023

Distance from Property: 201m



This report has been compiled on 11/07/2023 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

206 SMYTHES ROAD, DELACOMBE, VIC 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$899,000

### Median sale price

Median price

\$540,000

Property type

House

Suburb

DELACOMBE

Period

01 July 2022 to 30 June 2023

Source

  
pricefinder

### Comparable property sales

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 TUDOR AVE, DELACOMBE, VIC 3356	\$660,000	25/04/2023
11 EARLS SQ, DELACOMBE, VIC 3356	\$757,500	14/12/2022
1 LYNNE CRT, DELACOMBE, VIC 3356	\$645,000	17/03/2023

This Statement of Information was prepared on: 11/07/2023