

# 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

3 Neway 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)

Range between \$650,000 & \$670,000

### Median sale price

Median price \$561,500 Property Type House Suburb Delacombe

Period - From 01/07/2021 to 30/09/2021 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 | 31 Neway Av DELACOMBE 3356          | \$695,000 | 03/09/2021   |
| 2 | 56 Ascot Gardens Dr DELACOMBE 3356  | \$640,000 | 05/09/2021   |
| 3 | 512 Wiltshire La WINTER VALLEY 3358 | \$640,000 | 26/05/2021   |

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:

19/01/2022 14:04



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**Property Type:** House (Res)

**Land Size:** 581 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$670,000

**Median House Price**

September quarter 2021: \$561,500

## Comparable Properties

31 Neway Av DELACOMBE 3356 (VG)

Agent Comments

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**Price:** \$695,000

**Method:** Sale

**Date:** 03/09/2021

**Property Type:** House (Res)

**Land Size:** 628 sqm approx

56 Ascot Gardens Dr DELACOMBE 3356 (VG)

Agent Comments

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**Price:** \$640,000

**Method:** Sale

**Date:** 05/09/2021

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



512 Wiltshire La WINTER VALLEY 3358 (VG)

Agent Comments

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**Price:** \$640,000

**Method:** Sale

**Date:** 26/05/2021

**Property Type:** House (Res)

**Land Size:** 544 sqm approx