

# 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

6 Sandon Place, 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 \$330,000 & \$340,000

### Median sale price

Median price \$377,750 Property Type House Suburb Delacombe

Period - From 01/10/2019 to 31/12/2019 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 | 4 Jordan Av, Delacombe, Vic 3356, Australia    | \$329,900 | 30/07/2019   |
| 2 | 4 Macquarie Cl, Delacombe, Vic 3356, Australia | \$327,000 | 21/10/2019   |
| 3 | 1 Parkgate La SEBASTOPOL 3356                  | \$340,000 | 17/01/2020   |

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:

03/03/2020 09:39



 3  1  0

**Property Type:** House

**Land Size:** 420 sqm approx

**Agent Comments**

## Comparable Properties

**4 Jordan Av, Delacombe, Vic 3356, Australia (REI)**

**Agent Comments**

 2  1  3

**Price:** \$329,900

**Method:**

**Date:** 30/07/2019

**Property Type:** House

**4 Macquarie Cl, Delacombe, Vic 3356, Australia (REI)**

**Agent Comments**

 3  2  2

**Price:** \$327,000

**Method:**

**Date:** 21/10/2019

**Property Type:** House



**1 Parkgate La SEBASTOPOL 3356 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$340,000

**Method:** Private Sale

**Date:** 17/01/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 449 sqm approx