

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 Brahman Drive, Delacombe Vic 3356

Indicative selling price

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

Range between \$670,000 & \$680,000

Median sale price

Median price \$535,000 Property Type House Suburb Delacombe

Period - From 01/10/2023 to 30/09/2024 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	2 Lanita St DELACOMBE 3356	\$660,000	03/12/2024
2	8 Panorama Dr DELACOMBE 3356	\$665,000	12/09/2024
3	511 Wiltshire La DELACOMBE 3356	\$660,000	19/06/2024

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:

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Indicative Selling Price

\$670,000 - \$680,000

Median House Price

Year ending September 2024: \$535,000



4 2 5

Property Type: House

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



2 Lanita St DELACOMBE 3356 (REI)

Agent Comments

4 2 4

Price: \$660,000

Method: Private Sale

Date: 03/12/2024

Property Type: House



8 Panorama Dr DELACOMBE 3356 (REI)

Agent Comments

4 2 4

Price: \$665,000

Method: Private Sale

Date: 12/09/2024

Property Type: House

Land Size: 886 sqm approx



511 Wiltshire La DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$660,000

Method: Private Sale

Date: 19/06/2024

Property Type: House

Land Size: 1692 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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