

# 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 4 Manna Boulevard, Delacombe Vic 3356  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$510,000 & \$530,000

### 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	93 Rowlands St SEBASTOPOL 3356	\$540,000	10/10/2024
2	14 Kate St WINTER VALLEY 3358	\$540,000	05/09/2024
3	7 James Dr DELACOMBE 3356	\$530,000	01/08/2024

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:

21/11/2024 15:50



**Rooms:** 6

**Property Type:** House

**Land Size:** 595 sqm approx

Agent Comments

## Comparable Properties



**93 Rowlands St SEBASTOPOL 3356 (REI)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 10/10/2024

**Property Type:** House

**Land Size:** 773 sqm approx



**14 Kate St WINTER VALLEY 3358 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 05/09/2024

**Property Type:** House

**Land Size:** 504 sqm approx



**7 James Dr DELACOMBE 3356 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 01/08/2024

**Property Type:** House

**Land Size:** 702 sqm approx