# 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

4 Manna Boulevard, Delacombe Vic 3356

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$510,000		&		\$530,000					
Median sale pi	rice									
Median price	\$535,000	Pro	operty Type	Hou	se		Suburb	Delacombe		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress 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





Scott Petrie 03 53 334 322



Rooms: 6 Property Type: House Land Size: 595 sqm approx Agent Comments

0418 503 764 scott@trevorpetrie.com.au **Indicative Selling Price** 

\$510,000 - \$530,000 Median House Price Year ending September 2024: \$535,000

# **Comparable Properties**



93 Rowlands St SEBASTOPOL 3356 (REI) Agent Comments 3 Δ 2 Price: \$540,000 Method: Private Sale Date: 10/10/2024 Property Type: House Land Size: 773 sqm approx

2



Price: \$540,000 Method: Private Sale Date: 05/09/2024

4



Property Type: House Land Size: 504 sqm approx



4 4 2

14 Kate St WINTER VALLEY 3358 (REI/VG)

2

Agent Comments

Agent Comments

Price: \$530,000 Method: Private Sale Date: 01/08/2024 Property Type: House Land Size: 702 sqm approx

#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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