

6 Rorey Street, Delacombe Vic 3356



Scott Petrie

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Indicative Selling Price

\$415,000

Median House Price

December quarter 2021: \$577,500



3 1 2

Rooms: 5

Property Type: Residence

Land Size: 319 sqm approx

Agent Comments

Comparable Properties



15 Rorey St DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$430,000

Method: Private Sale

Date: 01/07/2021

Property Type: House (Res)

Land Size: 430 sqm approx



5 Macquarie Ct DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$428,100

Method: Private Sale

Date: 10/05/2021

Property Type: House

Land Size: 444 sqm approx



27 Jordan Av DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 -

Price: \$412,000

Method: Private Sale

Date: 20/01/2022

Property Type: House

Land Size: 465 sqm approx

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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 Rorey Street, Delacombe Vic 3356

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$577,500

Property Type

House

Suburb

Delacombe

Period - From

01/10/2021

to

31/12/2021

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	15 Rorey St DELACOMBE 3356	\$430,000	01/07/2021
2	5 Macquarie CI DELACOMBE 3356	\$428,100	10/05/2021
3	27 Jordan Av DELACOMBE 3356	\$412,000	20/01/2022

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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