

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

10 Lanita Street Delacombe VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$590,00

&

\$630,000

Median sale price

Median price

\$471,750

Property type

House

Suburb

Delacombe

Period - From

01-12-2020

to

30-11-2021

Source

Corelogic

Comparable property sales

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
13 Tudor Avenue Delacombe VIC 3356	\$615,000	04-06-2021
29 Lanita Street Delacombe VIC 3356	\$611,000	21-08-2021
46 Wiltshire Lane Winter Valley VIC 3358	\$630,000	18-09-2021

This Statement of Information was prepared on: 15-12-2021