

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 and
postcode

3/4 WARRATTA AVENUE 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Delacombe

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

3/914 GEELONG ROAD CANADIAN VIC 3350	\$200,000	27-Jun-24
3/106 LEITH STREET REDAN VIC 3350	\$210,000	25-Jun-24
2/1110 HOWITT STREET WENDOUREE VIC 3355	\$215,000	10-Jan-24

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: 18 November 2024



**3/914 GEELONG ROAD CANADIAN
VIC 3350**

1 1 1

Sold Price

\$200,000

Sold Date

27-Jun-24

Distance

4.08km



**3/106 LEITH STREET REDAN VIC
3350**

1 1 1

Sold Price

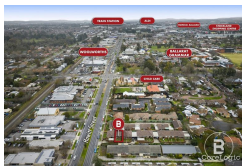
\$210,000

Sold Date

25-Jun-24

Distance

1.98km



**2/1110 HOWITT STREET
WENDOUREE VIC 3355**

1 1 1

Sold Price

\$215,000

Sold Date

10-Jan-24

Distance

4.74km

RS = Recent sale

UN = Undisclosed Sale

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