

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 43 Jordan Avenue, Delacombe Vic 3356
Including suburb or locality and postcode

Indicative selling price

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

Range between \$450,000 & \$495,000

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	42 Brahman Dr DELACOMBE 3356	\$492,000	14/10/2024
2	28 Greenhalghs Rd DELACOMBE 3356	\$485,500	16/09/2024
3	14 Greenhalghs Rd DELACOMBE 3356	\$475,000	01/07/2024

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:

25/11/2024 20:11



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Property Type: House (Res)
Land Size: 515 sqm approx
 Agent Comments

Indicative Selling Price
 \$450,000 - \$495,000
Median House Price
 Year ending September 2024: \$535,000

Comparable Properties



42 Brahmaan Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$492,000
Method: Private Sale
Date: 14/10/2024
Property Type: House (Res)
Land Size: 323 sqm approx



28 Greenhalghs Rd DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$485,500
Method: Private Sale
Date: 16/09/2024
Property Type: House
Land Size: 594 sqm approx



14 Greenhalghs Rd DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 -

Price: \$475,000
Method: Private Sale
Date: 01/07/2024
Property Type: House (Res)
Land Size: 525 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300