Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 43 Jordan Avenue, Delacombe Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$450,000		&		\$495,000				
Median sale price									
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.

Ade	dress 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









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 Brahman Dr DELACOMBE 3356 (REI/VG) → 3 → 2 → 2 Price: \$492,000 Method: Private Sale Date: 14/10/2024 Property Type: House (Res) Land Size: 323 sqm approx	Agent Comments
28 Greenhalghs Rd DELACOMBE 3356 (REI/VG) 3 2 2 2 Price: \$485,500 Method: Private Sale Date: 16/09/2024 Property Type: House Land Size: 594 sqm approx	Agent Comments
14 Greenhalghs Rd DELACOMBE 3356 (REI/VG) Image: 1 3 Image: 2 Image: - Price: \$475,000 Method: Private Sale Date: 01/07/2024 Property Type: House (Res) Land Size: 525 sqm approx	Agent Comments

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



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