

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

227 WHITELAW 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

\$540,000

or range
&
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Delacombe

Period-from

01 May 2023

to

30 Apr 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

5 JASMINE DRIVE DELACOMBE VIC 3356	\$545,000	26-Feb-24
5 KATE STREET WINTER VALLEY VIC 3358	\$525,000	14-Jul-23
26 ALTO GRANGE WINTER VALLEY VIC 3358	\$555,000	07-Feb-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: 19th December 2024



5 JASMINE DRIVE DELACOMBE VIC 3356 Sold Price

\$545,000 Sold Date **26-Feb-24**

 4  2  2

Distance **0.53km**



5 KATE STREET WINTER VALLEY VIC 3358 Sold Price

\$525,000 Sold Date **14-Jul-23**

 4  2  2

Distance **0.97km**



26 ALTO GRANGE WINTER VALLEY VIC 3358

Sold Price

\$555,000 Sold Date **07-Feb-24**

 4  2  2

Distance **1.02km**



12 CLIFTON STREET DELACOMBE VIC 3356 Sold Price

\$540,000 Sold Date **17-Feb-24**

 4  2  2

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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