

# 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

24 Smythes Road, Delacombe, Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$600,000

&

\$630,000

### Median sale price

Median price

\$534,500

Property type

House

Suburb

Delacombe

Period - From

01/11/2023

to

31/10/2024

Source



### 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 eighteen 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
47 Smythes Road, Delacombe, VIC 3356	\$610,000	25/11/2023
511 Wiltshire Lane, Delacombe, VIC 3356	\$660,000	19/06/2024
29 Shaftesbury Avenue, Winter Valley, VIC 3358	\$625,000	02/07/2024

**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 eighteen months.

This Statement of Information was prepared on: 26/11/2024