

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

2 MEADOW COURT 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,500

Property type

Land

Suburb

Delacombe

Period-from

01 Apr 2022

to

31 Mar 2023

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

1 LYNNE COURT DELACOMBE VIC 3356	\$645,000	17-Mar-23
11 EARLS SQUARE DELACOMBE VIC 3356	\$757,500	14-Dec-22
202 SMYTHES ROAD DELACOMBE VIC 3356	\$870,000	07-Sep-22

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: 19 April 2023



1 LYNNE COURT DELACOMBE VIC 3356

Sold Price

^{RS} **\$645,000**

Sold Date

17-Mar-23

4 2 2

Distance

0.44km



11 EARLS SQUARE DELACOMBE VIC 3356

Sold Price

\$757,500

Sold Date

14-Dec-22

4 2 7

Distance

0.62km

Notes from your agent

Looks similar era, maybe slightly older. Another corner block. 4-bedrooms & studio plus 3-living areas. Nice paved undercover alfresco.



202 SMYTHES ROAD DELACOMBE VIC 3356

Sold Price

\$870,000

Sold Date

07-Sep-22

4 2 3

Distance

0.54km

Notes from your agent

Slightly larger block. Older home. Updated paint, kitchen, bathrooms, blinds. Cathedral ceilings. Tenanted till Jan 2023. Sold 5 months and 5 interest rate rises ago.

RS = Recent sale

UN = Undisclosed Sale

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