

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 or
locality and postcode

14 Valentine Street, Delacombe Vic 3356

Indicative selling price

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

Range between \$365,000 & \$375,000

Median sale price

Median price \$526,000 Property Type House Suburb Delacombe

Period - From 01/01/2024 to 31/12/2024 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	15 Foster St REDAN 3350	\$390,000	15/12/2024
2	11 Winter St REDAN 3350	\$370,000	04/11/2024
3	211 Park St.W DELACOMBE 3356	\$375,000	13/08/2024

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:

17/02/2025 11:13



Property Type:

Agent Comments

Comparable Properties



15 Foster St REDAN 3350 (REI/VG)

Agent Comments

2 1 3

Price: \$390,000

Method: Private Sale

Date: 15/12/2024

Property Type: House

Land Size: 502 sqm approx



11 Winter St REDAN 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$370,000

Method: Private Sale

Date: 04/11/2024

Property Type: House

Land Size: 330 sqm approx



211 Park St.W DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$375,000

Method: Private Sale

Date: 13/08/2024

Property Type: House

Land Size: 455 sqm approx