

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

19 Techaven Street, Delacombe Vic 3356

Indicative selling price

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

Range between \$475,000

&

\$522,500

Median sale price

Median price \$380,500

Property Type House

Suburb Delacombe

Period - From 26/08/2019

to

25/08/2020

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	10 Countess Rd WINTER VALLEY 3358	\$485,000	04/03/2020
2	4 Romilly CI WINTER VALLEY 3358	\$480,000	10/12/2019
3	24 Neway Av DELACOMBE 3356	\$480,000	14/06/2019

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:

26/08/2020 15:07



Property Type: Land

Land Size: 517 sqm approx

Agent Comments

Comparable Properties



10 Countess Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 04/03/2020

Property Type: House

Land Size: 560 sqm approx



4 Romilly Ct WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 10/12/2019

Property Type: House

Land Size: 935 sqm approx



24 Neway Av DELACOMBE 3356 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 14/06/2019

Property Type: House (Res)

Land Size: 586 sqm approx