

STATEMENT OF INFORMATION

6/316 SMYTHES ROAD, DELACOMBE, VIC 3356

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/316 SMYTHES ROAD, DELACOMBE, VIC  2  2  1

Indicative Selling Price

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

Price Range: **\$399,000 to \$429,000**

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



DELACOMBE, VIC, 3356

Suburb Median Sale Price (Unit)

\$455,000

01 October 2023 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



19 ROLLS RD, SMYTHES CREEK, VIC 3351  3  2  2

Sale Price

***\$420,000**

Sale Date: 31/07/2024

Distance from Property: 1km



24 DEAKIN DR, DELACOMBE, VIC 3356  3  1  1

Sale Price

\$440,000

Sale Date: 21/03/2024

Distance from Property: 1.3km



18 ASCOT GARDENS DR, DELACOMBE, VIC  2  1  1

Sale Price

\$400,000

Sale Date: 08/03/2024

Distance from Property: 1.4km



This report has been compiled on 07/11/2024 by Jens Veal Byrne. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

6/316 SMYTHES ROAD, DELACOMBE, VIC 3356

Indicative selling price

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

Price Range: \$399,000 to \$429,000


Median sale price

Median price: \$455,000

Property type: Unit

Suburb: DELACOMBE

Period: 01 October 2023 to 30 September 2024

Source: 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
19 ROLLS RD, SMYTHES CREEK, VIC 3351	*\$420,000	31/07/2024
24 DEAKIN DR, DELACOMBE, VIC 3356	\$440,000	21/03/2024
18 ASCOT GARDENS DR, DELACOMBE, VIC 3356	\$400,000	08/03/2024

This Statement of Information was prepared on: 07/11/2024