

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

27 Jordan Avenue, Delacombe Vic 3356

Indicative selling price

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

Range between \$395,000 & \$420,000

Median sale price

Median price \$475,000 Property Type House Suburb Delacombe

Period - From 01/10/2020 to 30/09/2021 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	6 Howard St SEBASTOPOL 3356	\$420,000	09/10/2021
2	247 Kossuth St SEBASTOPOL 3356	\$420,000	20/07/2021
3	16 Tait St DELACOMBE 3356	\$410,000	10/07/2021

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:

09/12/2021 16:48



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Property Type: Land

Land Size: 465 sqm approx

Agent Comments

Comparable Properties



6 Howard St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$420,000

Method: Sale

Date: 09/10/2021

Property Type: Flat/Unit/Apartment (Res)

247 Kossuth St SEBASTOPOL 3356 (VG)

Agent Comments

3 - -

Price: \$420,000

Method: Sale

Date: 20/07/2021

Property Type: Townhouse (Single)



16 Tait St DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 2

Price: \$410,000

Method: Private Sale

Date: 10/07/2021

Property Type: House

Land Size: 614 sqm approx