### 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               | 11 Rance Road, Delacombe Vic 3356 |
|-----------------------|-----------------------------------|
| Including suburb or   |                                   |
| locality and postcode |                                   |
|                       |                                   |

#### Indicative selling price

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

| Range between | \$275,000 | & | \$285,000 |
|---------------|-----------|---|-----------|
| Range between | \$275,000 | & | \$285,000 |

#### Median sale price

| Median price  | \$292,500  | Pro | perty Type | Vacan | nt land |      | Suburb | Delacombe |
|---------------|------------|-----|------------|-------|---------|------|--------|-----------|
| Period - From | 07/11/2023 | to  | 06/11/2024 |       | So      | urce | 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.

| Ad | dress of comparable property | Price     | Date of sale |
|----|------------------------------|-----------|--------------|
| 1  | 12 Withers Rd BONSHAW 3352   | \$290,000 | 22/08/2024   |
| 2  | 14 Withers Rd BONSHAW 3352   | \$290,000 | 01/07/2024   |
| 3  | 6 Millbrook Rd BONSHAW 3352  | \$290,000 | 20/05/2024   |

#### 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: | 07/11/2024 12:40 |
|--|------------------|













Property Type: Land Land Size: 528 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$275,000 - \$285,000 **Median Land Price** 07/11/2023 - 06/11/2024: \$292,500

# Comparable Properties

12 Withers Rd BONSHAW 3352 (VG)



Price: \$290,000 Method: Sale Date: 22/08/2024 Property Type: Land Land Size: 448 sqm approx **Agent Comments** 

14 Withers Rd BONSHAW 3352 (VG)

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Price: \$290,000 Method: Sale Date: 01/07/2024 Property Type: Land Land Size: 452 sqm approx Agent Comments

6 Millbrook Rd BONSHAW 3352 (VG)

**-**





Price: \$290.000 Method: Sale Date: 20/05/2024 Property Type: Land Land Size: 448 sqm approx Agent Comments

**Account** - Fletchers | P: 03 5333 4797





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