

# 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

11 Rance Road, Delacombe Vic 3356

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$292,500 Property Type Vacant land Suburb Delacombe

Period - From 07/11/2023 to 06/11/2024 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	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)

**Agent Comments**



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

14 Withers Rd BONSHAW 3352 (VG)

**Agent Comments**



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

6 Millbrook Rd BONSHAW 3352 (VG)

**Agent Comments**



**Price:** \$290,000  
**Method:** Sale  
**Date:** 20/05/2024  
**Property Type:** Land  
**Land Size:** 448 sqm approx

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