

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Dakshina Ct, Delacombe Vic 3356

Indicative selling price

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

Range between \$170,000 & \$180,000

Median sale price

Median price \$170,000 Property Type Vacant land Suburb Delacombe

Period - From 07/07/2019 to 06/07/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Savannah Ct DELACOMBE 3356	\$171,000	24/02/2020
2	119 Smythes Rd DELACOMBE 3356	\$169,000	18/05/2020
3	123 Smythes Rd DELACOMBE 3356	\$168,000	30/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/07/2020 15:25



Property Type: Land
Land Size: 372 sqm approx
Agent Comments

Indicative Selling Price
\$170,000 - \$180,000
Median Land Price
07/07/2019 - 06/07/2020: \$170,000

Comparable Properties

3 Savannah Ct DELACOMBE 3356 (VG)

Agent Comments



Price: \$171,000
Method: Sale
Date: 24/02/2020
Property Type: Land
Land Size: 423 sqm approx

119 Smythes Rd DELACOMBE 3356 (VG)

Agent Comments



Price: \$169,000
Method: Sale
Date: 18/05/2020
Property Type: Land
Land Size: 476 sqm approx

123 Smythes Rd DELACOMBE 3356 (VG)

Agent Comments



Price: \$168,000
Method: Sale
Date: 30/03/2020
Property Type: Land
Land Size: 444 sqm approx