

# 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

202 Smythes 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 \$780,000 & \$815,000

### Median sale price

Median price \$580,000 Property Type House Suburb Delacombe

Period - From 30/08/2021 to 29/08/2022 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 Benson CI DELACOMBE 3356	\$820,000	08/03/2022
2	5 Lynne Ct DELACOMBE 3356	\$810,000	26/08/2021
3	12 Banyule Dr DELACOMBE 3356	\$785,000	21/04/2021

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:

30/08/2022 17:59



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**Property Type:** House  
**Land Size:** 1883 sqm approx  
**Agent Comments**

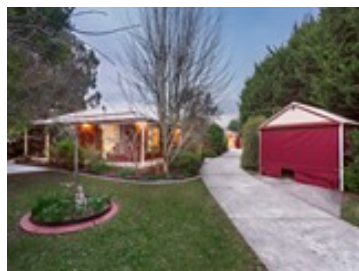
## Comparable Properties

### 6 Benson CI DELACOMBE 3356 (VG)

**Agent Comments**

5   -   -

**Price:** \$820,000  
**Method:** Sale  
**Date:** 08/03/2022  
**Property Type:** House (Res)  
**Land Size:** 1831 sqm approx



### 5 Lynne Ct DELACOMBE 3356 (REI/VG)

**Agent Comments**

4   2   8

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 26/08/2021  
**Property Type:** House  
**Land Size:** 1813 sqm approx



### 12 Banyule Dr DELACOMBE 3356 (REI/VG)

**Agent Comments**

4   2   4

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 21/04/2021  
**Property Type:** House  
**Land Size:** 1581 sqm approx