

# 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

17 Charolais Street, 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 \$699,000 & \$725,900

### Median sale price

Median price \$535,000 Property Type House Suburb Delacombe

Period - From 01/10/2023 to 30/09/2024 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	6 Charolais St DELACOMBE 3356	\$710,000	01/11/2024
2	76 Ascot Gardens Dr DELACOMBE 3356	\$720,000	11/10/2023
3	3 Angus CI DELACOMBE 3356	\$741,000	20/07/2023

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:

10/01/2025 09:13



4   2   8

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$699,000 - \$725,900

**Median House Price**

Year ending September 2024: \$535,000

## Comparable Properties



**6 Charolais St DELACOMBE 3356 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 01/11/2024

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**76 Ascot Gardens Dr DELACOMBE 3356 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$720,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** House

**Land Size:** 666 sqm approx



**3 Angus Ct DELACOMBE 3356 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$741,000

**Method:** Private Sale

**Date:** 20/07/2023

**Property Type:** House

**Land Size:** 835 sqm approx

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