## 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	
recalley and posterior	

## Indicative selling price

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

### Median sale price

Median price	\$535,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)

•=

4





**3** 

**Price:** \$710,000 **Method:** Private Sale **Date:** 01/11/2024

Rooms: 8

**Property Type:** House (Res) **Land Size:** 665 sqm approx

Agent Comments













**Agent Comments** 



Price: \$720,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 666 sqm approx

3 Angus CI DELACOMBE 3356 (REI/VG)



1





...) 05 <del>....</del>

\_\_\_\_

Agent Comments



Price: \$741,000 Method: Private Sale Date: 20/07/2023 Property Type: House Land Size: 835 sqm approx

Account - Fletchers | P: 03 5333 4797





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.