### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Valerie Court, Delacombe Vic 3356
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#### Indicative selling price

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

Range between \$640,000 & \$670,000	Range between	\$640,000	&	\$670,000
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#### 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	13 Angus CI DELACOMBE 3356	\$620,000	01/07/2024
2	1 Palace Rd WINTER VALLEY 3358	\$685,000	11/01/2024
3	13 Parkside Rd DELACOMBE 3356	\$675,000	23/08/2023

#### 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:	21/11/2024 15:43





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**Indicative Selling Price** \$640,000 - \$670,000 **Median House Price** Year ending September 2024: \$535,000





Property Type: House Land Size: 1382 sqm approx

**Agent Comments** 

# Comparable Properties



13 Angus CI DELACOMBE 3356 (REI/VG)

**Agent Comments** 

Price: \$620,000 Method: Private Sale Date: 01/07/2024 Property Type: House

Land Size: 712 sqm approx



1 Palace Rd WINTER VALLEY 3358 (REI)

**Agent Comments** 

Price: \$685,000 Method: Private Sale Date: 11/01/2024 Property Type: House Land Size: 682 sqm approx



13 Parkside Rd DELACOMBE 3356 (REI/VG)

**Agent Comments** 

Price: \$675,000 Method: Private Sale Date: 23/08/2023 Property Type: House Land Size: 708 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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