

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

3 Valerie Court, Delacombe Vic 3356

Indicative selling price

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

Range between \$640,000 & \$670,000

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	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 comparable properties 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



3 2 4

Property Type: House
Land Size: 1382 sqm approx
Agent Comments

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

Comparable Properties



13 Angus CI DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 4

Price: \$620,000
Method: Private Sale
Date: 01/07/2024
Property Type: House
Land Size: 712 sqm approx

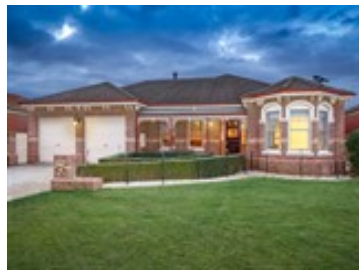


1 Palace Rd WINTER VALLEY 3358 (REI)

Agent Comments

3 2 6

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

3 2 6

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