

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

Lot 33/235 Ballarat-Carngham Road, Delacombe Vic 3356

Indicative selling price

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

Single price \$127,500

Median sale price

Median price \$342,500 House ☒ Unit ☐ Suburb or locality Delacombe

Period - From 01/10/2016 to 30/09/2017 Source REIV

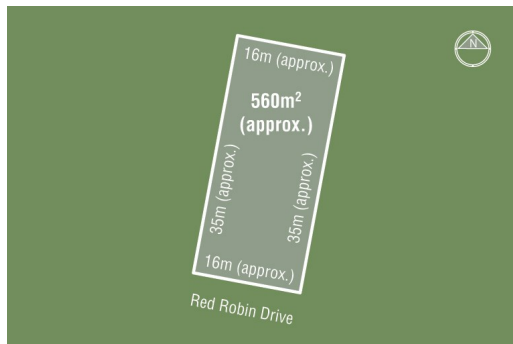
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	lot 358 Royal York Rd DELACOMBE 3356	\$133,000	24/07/2017
2	Lot 31/235 Ballarat Carngham Rd DELACOMBE 3356	\$129,000	12/09/2017
3	lot 379 Royal York Rd DELACOMBE 3356	\$128,000	24/07/2017

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 eighteen months.



Rooms:

Property Type:

Agent Comments

This prime parcel of land is the perfect blank canvas. 560m2 with north facing rear garden and located in close proximity to the Delacombe Town Centre.

Comparable Properties



lot 358 Royal York Rd DELACOMBE 3356 (REI) **Agent Comments**



Price: \$133,000

Method: Private Sale

Date: 24/07/2017

Rooms: -

Property Type: Land

Land Size: 612 sqm approx

**Lot 31/235 Ballarat Carngham Rd
DELACOMBE 3356 (REI)**

Agent Comments



Price: \$129,000

Method: Private Sale

Date: 12/09/2017

Rooms: -

Property Type: Land (Res)



lot 379 Royal York Rd DELACOMBE 3356 (REI) **Agent Comments**



Price: \$128,000

Method: Private Sale

Date: 24/07/2017

Rooms: -

Property Type: Land

Land Size: 576 sqm approx