

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 and
postcode

3 ANGUS CLOSE DELACOMBE VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Delacombe

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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

6 BRAHMAN DRIVE DELACOMBE VIC 3356	\$730,000	29-Jul-22
4 INDIANA DRIVE DELACOMBE VIC 3356	\$700,000	26-Jul-22
18 NIKOLAOS STREET SMYTHES CREEK VIC 3351	\$750,000	15-Nov-22

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: 05 July 2023



6 BRAHMAN DRIVE DELACOMBE VIC 3356

4 2 4

Sold Price

\$730,000

Sold Date

29-Jul-22

Distance

0.29km



4 INDIANA DRIVE DELACOMBE VIC 3356

4 2 2

Sold Price

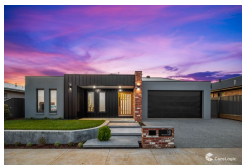
\$700,000

Sold Date

26-Jul-22

Distance

0.59km



18 NIKOLAOS STREET SMYTHES CREEK VIC 3351

4 2 2

Sold Price

\$750,000

Sold Date

15-Nov-22

Distance

1.28km



2 HOLSTEIN CLOSE DELACOMBE VIC 3356

4 2 4

Sold Price

\$680,000

Sold Date

13-Sep-22

Distance

0.12km



48 BRAHMAN DRIVE DELACOMBE VIC 3356

4 2 3

Sold Price

\$690,000

Sold Date

13-Oct-22

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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