

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 Virginia Court 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

\$599,000

&

\$650,000

Median sale price

Median price

\$463,125

Property type

House

Suburb

Delacombe

Period - From

01-03-2021

to

28-02-2022

Source

Corelogic

Comparable property sales

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
12 Banyule Drive Delacombe VIC 3356	\$785,000	13-04-2021
29 Lanita Street Delacombe VIC 3356	\$611,000	21-08-2021
10 Lanita Street Delacombe VIC 3356	\$630,000	18-02-2022

This Statement of Information was prepared on: 23-03-2022