

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

1 Holly 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

\$465,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,000

Property type

House

Suburb

Delacombe

Period-from

01 Nov 2019

to

31 Oct 2020

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 Cavendish Court Winter Valley VIC 3358	\$455,000	09-Jul-20
17 Brahman Drive Delacombe VIC 3356	\$450,000	27-Aug-20
18 Brahman Drive Delacombe VIC 3356	\$457,500	20-Aug-20

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: 17 November 2020



6 Cavendish Court Winter Valley VIC 3358

 3
  2
  2

Sold Price

\$455,000

Sold Date

09-Jul-20

Distance

0.68km


17 Brahman Drive Delacombe VIC 3356

 3
  2
  3

Sold Price

\$450,000

Sold Date

27-Aug-20

Distance

0.79km


18 Brahman Drive Delacombe VIC 3356

 3
  2
  2

Sold Price

\$457,500

Sold Date

20-Aug-20

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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