

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

11 Rance Road, Delacombe Vic 3356

Indicative selling price

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

Range between

\$275,000

&

\$285,000

Median sale price

Median price

\$292,500

Property Type

Vacant land

Suburb

Delacombe

Period - From

07/11/2023

to

06/11/2024

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	12 Withers Rd BONSHAW 3352	\$290,000	22/08/2024
2	14 Withers Rd BONSHAW 3352	\$290,000	01/07/2024
3	6 Millbrook Rd BONSHAW 3352	\$290,000	20/05/2024

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:

07/11/2024 12:40



Property Type: Land
Land Size: 528 sqm approx
Agent Comments

Indicative Selling Price
\$275,000 - \$285,000
Median Land Price
07/11/2023 - 06/11/2024: \$292,500

Comparable Properties

12 Withers Rd BONSHAW 3352 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 22/08/2024
Property Type: Land
Land Size: 448 sqm approx

14 Withers Rd BONSHAW 3352 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 01/07/2024
Property Type: Land
Land Size: 452 sqm approx

6 Millbrook Rd BONSHAW 3352 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 20/05/2024
Property Type: Land
Land Size: 448 sqm approx

Account - Fletchers | P: 03 5333 4797



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