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

32 Smythes Road, Delacombe Vic 3356

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$425,000		&		\$455,000			
Median sale p	rice							
Median price	\$540,000	Pro	operty Type	Hou	ISE		Suburb	Delacombe
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Shari Dr DELACOMBE 3356	\$475,000	17/01/2023
2	103 Whitelaw Av DELACOMBE 3356	\$468,000	08/07/2023
3	4 Kentucky Ct DELACOMBE 3356	\$458,750	10/02/2023

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:

19/09/2023 16:48







Property Type: House (Previously Occupied - Detached) Land Size: 694 sqm approx Agent Comments Indicative Selling Price \$425,000 - \$455,000 Median House Price Year ending June 2023: \$540,000

Comparable Properties



8 Shari Dr DELACOMBE 3356 (VG)



Price: \$475,000 Method: Sale Date: 17/01/2023 Property Type: House (Res) Land Size: 644 sqm approx Agent Comments

Agent Comments



Price: \$468,000 Method: Private Sale Date: 08/07/2023

Property Type: House Land Size: 813 sqm approx

2

3



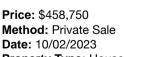
4 Kentucky Ct DELACOMBE 3356 (REI/VG)

103 Whitelaw Av DELACOMBE 3356 (REI/VG)

6 2



Agent Comments



Date: 10/02/2023 Property Type: House Land Size: 900 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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