

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 consumer.vic.gov.au/underquoting

Range between \$425,000 & \$455,000

Median sale price

Median price \$540,000 Property Type House Suburb Delacombe

Period - From 01/07/2022 to 30/06/2023 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	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



3 2 1

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)

Agent Comments

3 - -

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



103 Whitelaw Av DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$468,000
Method: Private Sale
Date: 08/07/2023
Property Type: House
Land Size: 813 sqm approx



4 Kentucky Ct DELACOMBE 3356 (REI/VG)

Agent Comments

3 1 3

Price: \$458,750
Method: Private Sale
Date: 10/02/2023
Property Type: House
Land Size: 900 sqm approx

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