

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

1/10 Rance Road, Delacombe Vic 3356

Indicative selling price

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

Range between \$465,000 & \$480,000

Median sale price

Median price \$537,767 Property Type House Suburb Delacombe

Period - From 01/04/2023 to 31/03/2024 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	4 Dumenils Way DELACOMBE 3356	\$515,000	05/06/2024
2	1/4 Rance Rd DELACOMBE 3356	\$475,000	26/03/2024
3	8/491 Wiltshire La DELACOMBE 3356	\$460,000	28/02/2024

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:

03/07/2024 12:20



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Rooms: 5
Property Type: House
Land Size: 295 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$480,000
Median House Price
Year ending March 2024: \$537,767

Comparable Properties



4 Dumenils Way DELACOMBE 3356 (REI)

Agent Comments

3 2 2

Price: \$515,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 442 sqm approx



1/4 Rance Rd DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 1

Price: \$475,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 295 sqm approx



8/491 Wiltshire La DELACOMBE 3356 (REI/VG) Agent Comments

3 2 2

Price: \$460,000
Method: Private Sale
Date: 28/02/2024
Property Type: Townhouse (Res)

Account - Fletchers | P: 03 5333 4797