

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 AMINYA AVENUE 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,267

Property type

House

Suburb

Delacombe

Period-from

01 May 2023

to

30 Apr 2024

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

7 BRAHMAN DRIVE DELACOMBE VIC 3356	540000	13-Dec-23
803 RIPON STREET SOUTH REDAN VIC 3350	555000	08-May-24
7 RINDLE CLOSE DELACOMBE VIC 3356	490000	21-Dec-23

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: 28 May 2024

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**7 BRAHMAN DRIVE DELACOMBE
VIC 3356**

3 2 2

Sold Price

540000 Sold Date **13-Dec-23**Distance **0.81km****803 RIPON STREET SOUTH REDAN
VIC 3350**

3 2 1

Sold Price

^{RS} **555000** Sold Date **08-May-24**Distance **1.57km****7 RINDLE CLOSE DELACOMBE VIC
3356**

3 2 2

Sold Price

490000 Sold Date **21-Dec-23**Distance **1.08km****RS** = Recent sale**UN** = Undisclosed Sale

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