

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

106 ASCOT GARDENS DRIVE 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

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

91 SYDNEY WAY ALFREDTON VIC 3350	\$400,000	27-Dec-22
47 STEAMBOAT AVENUE WINTER VALLEY VIC 3358	\$362,500	06-Dec-22
38 RANCE ROAD DELACOMBE VIC 3356	\$355,000	21-Nov-22

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: 10 May 2024



91 SYDNEY WAY ALFREDTON VIC 3350

Sold Price

\$400,000

Sold Date

27-Dec-22

- - -

Distance

4.07km



47 STEAMBOAT AVENUE WINTER VALLEY VIC 3358

Sold Price

\$362,500

Sold Date

06-Dec-22

- - -

Distance

1.58km



38 RANCE ROAD DELACOMBE VIC 3356

Sold Price

\$355,000

Sold Date

21-Nov-22

- - -

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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