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

14 Smythes Road, Delacombe Vic 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$525,000		&		\$575,000				
Median sale p	rice								
Median price	\$536,267	Pro	operty Type	Hou	se		Suburb	Delacombe	
Period - From	26/07/2022	to	25/07/2023		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.

Add	dress of comparable property	Price	Date of sale
1	1 Lynne Ct DELACOMBE 3356	\$645,000	17/03/2023
2	20 Queen St SEBASTOPOL 3356	\$600,000	10/11/2022
3	317 Greenhalghs Rd DELACOMBE 3356	\$600,000	12/08/2022

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:

26/07/2023 10:41









Property Type: House Land Size: 1185 sqm approx Agent Comments

Tony Douglass 5329 2500 0418555973 tonydouglass@jelliscraig.com.au

Indicative Selling Price \$525,000 - \$575,000 **Median House Price** 26/07/2022 - 25/07/2023: \$536,267

Comparable Properties



1 Lynne Ct DELACOMBE 3356 (REI/VG) <u>|-</u>___ **D** 2

20 Queen St SEBASTOPOL 3356 (REI)

2

6 5



Price: \$645,000 Method: Private Sale Date: 17/03/2023 Property Type: House Land Size: 1616 sqm approx Agent Comments

Agent Comments



Price: \$600,000 Method: Private Sale Date: 10/11/2022 Rooms: 3 Property Type: House (Res)

Land Size: 1050 sqm approx

3

317 Greenhalghs Rd DELACOMBE 3356 (VG)



Agent Comments

Price: \$600,000 Method: Sale Date: 12/08/2022 Property Type: House (Res) Land Size: 933 sqm approx

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



propertydata

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