

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$525,000

&

\$575,000

### Median sale price

Median price

\$536,267

Property Type

House

Suburb

Delacombe

Period - From

26/07/2022

to

25/07/2023

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	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

## Comparable Properties



**1 Lynne Ct DELACOMBE 3356 (REI/VG)**

Agent Comments



**Price:** \$645,000

**Method:** Private Sale

**Date:** 17/03/2023

**Property Type:** House

**Land Size:** 1616 sqm approx



**20 Queen St SEBASTOPOL 3356 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 10/11/2022

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 1050 sqm approx

**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