

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

2 Continuance Way, Delacombe Vic 3356

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$549,500 Property Type House Suburb Delacombe

Period - From 01/10/2023 to 31/12/2023 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 | 34 Clydesdale Dr BONSHAW 3352 | \$560,000 | 22/09/2022 |
| 2 | 38 Simmental St BONSHAW 3352 | \$512,100 | 24/04/2023 |
| 3 | 7 Settlers Dr BONSHAW 3352 | \$500,000 | 30/12/2022 |

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:

14/02/2024 21:09



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Property Type: House
Land Size: 409 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
December quarter 2023: \$549,500

Comparable Properties



34 Clydesdale Dr BONSHAW 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$560,000
Method: Private Sale
Date: 22/09/2022
Property Type: House (Res)
Land Size: 408 sqm approx



38 Simmental St BONSHAW 3352 (VG)

Agent Comments

4 - -

Price: \$512,100
Method: Sale
Date: 24/04/2023
Property Type: House (Res)
Land Size: 400 sqm approx



7 Settlers Dr BONSHAW 3352 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000
Method: Private Sale
Date: 30/12/2022
Property Type: House
Land Size: 437 sqm approx