

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 203 Warrina Drive, Delacombe Vic 3356
Including suburb or locality and postcode

Indicative selling price

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

Range between \$375,000 & \$410,000

Median sale price

Median price \$540,000 Property Type House Suburb Delacombe

Period - From 01/07/2022 to 30/06/2023 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	7 Kowree Cr SEBASTOPOL 3356	\$420,000	27/06/2023
2	11 Whitelaw Av DELACOMBE 3356	\$405,000	30/05/2023
3	152 Morgan St SEBASTOPOL 3356	\$385,000	16/06/2023

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: 18/07/2023 12:49



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Property Type: House
Land Size: 944 sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$410,000
Median House Price
Year ending June 2023: \$540,000

Comparable Properties



7 Kowree Cr SEBASTOPOL 3356 (REI)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 653 sqm approx



11 Whitelaw Av DELACOMBE 3356 (REI)

Agent Comments

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Price: \$405,000
Method: Private Sale
Date: 30/05/2023
Property Type: House
Land Size: 655 sqm approx



152 Morgan St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 1

Price: \$385,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 360 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300