

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

322 GREENHALGHS ROAD 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

or range
between

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Delacombe

Period-from

01 Aug 2022

to

31 Jul 2023

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

52 VALIANT ROAD SMYTHES CREEK VIC 3351	\$499,990	02-Dec-22
3 TYAR COURT SEBASTOPOL VIC 3356	\$510,000	06-Apr-23
4 MOUNTAIN ASH CIRCUIT WINTER VALLEY VIC 3358	\$500,000	19-Jun-23

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: 22 August 2023

**52 VALIANT ROAD SMYTHES
CREEK VIC 3351**

3 2 1

Sold Price **\$499,990** Sold Date **02-Dec-22**Distance **1.15km****3 TYAR COURT SEBASTOPOL VIC
3356**

3 1 2

Sold Price **\$510,000** Sold Date **06-Apr-23**Distance **1.78km****4 MOUNTAIN ASH CIRCUIT
WINTER VALLEY VIC 3358**

3 2 2

Sold Price **\$500,000** Sold Date **19-Jun-23**Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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