

## 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

41 RANCE 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) (\*Delete single price or range as applicable)

Single Price

\$330,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$536,267

Property type

Other

Suburb

Delacombe

Period-from

01 May 2023

to

30 Apr 2024

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

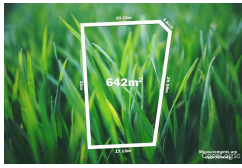
Date of sale

36 HOWKINS AVENUE WINTER VALLEY VIC 3358	\$320,000	06-Jan-23
33 RANCE ROAD DELACOMBE VIC 3356	\$350,000	11-Oct-23
10 SUNDANCE BOULEVARD WINTER VALLEY VIC 3358	\$340,000	18-Aug-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: 21 May 2024



**36 HOWKINS AVENUE WINTER VALLEY VIC 3358**

4 2 -

Sold Price **\$320,000** Sold Date **06-Jan-23**

Distance **0.99km**



**33 RANCE ROAD DELACOMBE VIC 3356**

- - -

Sold Price **\$350,000** Sold Date **11-Oct-23**

Distance **0.07km**



**10 SUNDANCE BOULEVARD WINTER VALLEY VIC 3358**

4 3 -

Sold Price **\$340,000** Sold Date **18-Aug-23**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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