

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

6 Charolais Street, Delacombe Vic 3356

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$540,000

Property Type House

Suburb Delacombe

Period - From 02/07/2023

to 01/07/2024

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	3 Angus CI DELACOMBE 3356	\$741,000	20/07/2023
2	76 Ascot Gardens Dr DELACOMBE 3356	\$720,000	11/10/2023
3	7 Dumenils Way DELACOMBE 3356	\$700,000	30/01/2024

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:

02/07/2024 12:22



4 2 2

Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$765,000

Median House Price

02/07/2023 - 01/07/2024: \$540,000

Comparable Properties



3 Angus CI DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 4

Price: \$741,000

Method: Private Sale

Date: 20/07/2023

Property Type: House

Land Size: 835 sqm approx



76 Ascot Gardens Dr DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 3

Price: \$720,000

Method: Private Sale

Date: 11/10/2023

Property Type: House

Land Size: 666 sqm approx



7 Dumenils Way DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 2

Price: \$700,000

Method: Private Sale

Date: 30/01/2024

Property Type: House

Land Size: 714 sqm approx