

## 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

65 ASCOT GARDENS DRIVE 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

\$619,990

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Land

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

7 NOSILLA STREET SMYTHES CREEK VIC 3351	\$625,000	21-Jun-23
20 CORVARA DRIVE WINTER VALLEY VIC 3358	\$635,000	03-May-23
9 MENHENNET DRIVE DELACOMBE VIC 3356	\$600,000	13-Sep-22

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: 29 August 2023



**7 NOSILLA STREET SMYTHES CREEK VIC 3351**

 3  2  2

Sold Price **\$625,000** Sold Date **21-Jun-23**

Distance **1.15km**



**20 CORVARA DRIVE WINTER VALLEY VIC 3358**

 3  2  2

Sold Price **\$635,000** Sold Date **03-May-23**

Distance **1.6km**



**9 MENCHENNET DRIVE DELACOMBE VIC 3356**

 3  2  2

Sold Price **\$600,000** Sold Date **13-Sep-22**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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