

# 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 6/203 Smythes Road, Delacombe Vic 3356  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$169,000

### Median sale price

Median price \$170,000

Property Type Vacant land

Suburb Delacombe

Period - From 29/10/2018

to 28/10/2019

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	6 Dumenils Way DELACOMBE 3356	\$169,000	17/10/2018
2	12 Continuance Way DELACOMBE 3356	\$167,000	20/08/2018
3	58 Continuance Way DELACOMBE 3356	\$166,000	27/09/2018

**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:

29/10/2019 17:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$169,000  
**Median Land Price**  
29/10/2018 - 28/10/2019: \$170,000

## Comparable Properties

6 Dumenils Way DELACOMBE 3356 (VG)

Agent Comments



**Price:** \$169,000  
**Method:** Sale  
**Date:** 17/10/2018  
**Property Type:** Land

12 Continuance Way DELACOMBE 3356 (VG)

Agent Comments



**Price:** \$167,000  
**Method:** Sale  
**Date:** 20/08/2018  
**Property Type:** Land  
**Land Size:** 678 sqm approx

58 Continuance Way DELACOMBE 3356 (VG)

Agent Comments



**Price:** \$166,000  
**Method:** Sale  
**Date:** 27/09/2018  
**Property Type:** Land  
**Land Size:** 627 sqm approx