

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 2/203 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

Single price \$179,000

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	10 Dumenils Way DELACOMBE 3356	\$179,000	12/06/2019
2	3 Banff Rd WINTER VALLEY 3358	\$174,000	27/03/2019
3	13 Cortina Dr WINTER VALLEY 3358	\$174,000	01/04/2019

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 17:01



Property Type:
Agent Comments

Indicative Selling Price
\$179,000
Median Land Price
29/10/2018 - 28/10/2019: \$170,000

Comparable Properties

10 Dumenils Way DELACOMBE 3356 (VG)

Agent Comments



Price: \$179,000
Method: Sale
Date: 12/06/2019
Property Type: Land
Land Size: 682 sqm approx

3 Banff Rd WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$174,000
Method: Sale
Date: 27/03/2019
Property Type: Land
Land Size: 600 sqm approx

13 Cortina Dr WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$174,000
Method: Sale
Date: 01/04/2019
Property Type: Land
Land Size: 540 sqm approx