

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 9 Rance 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 \$300,000

Median sale price

Median price \$184,000

Property Type Vacant land

Suburb Delacombe

Period - From 26/08/2020

to 25/08/2021

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 Cavan Gr ALFREDTON 3350	\$295,000	03/03/2021
2	69 Presentation Blvd WINTER VALLEY 3358	\$265,000	27/07/2021
3	106 Carthew Rd BONSHAW 3352	\$265,000	28/01/2021

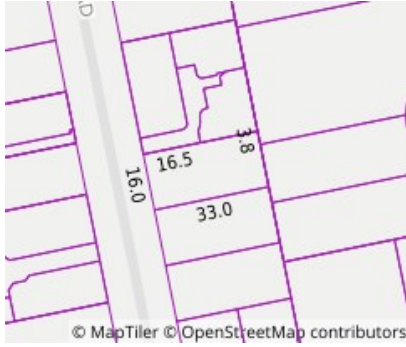
OR

~~**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:

26/08/2021 14:32

9 Rance Road, Delacombe Vic 3356



Property Type: Land
Land Size: 527 sqm approx
Agent Comments

Indicative Selling Price
\$300,000
Median Land Price
26/08/2020 - 25/08/2021: \$184,000

Comparable Properties

3 Cavan Gr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 03/03/2021
Property Type: Land
Land Size: 640 sqm approx

69 Presentation Blvd WINTER VALLEY 3358 (REI)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 27/07/2021
Property Type: Land (Res)
Land Size: 490 sqm approx

106 Carthew Rd BONSHAW 3352 (VG)

Agent Comments



Price: \$265,000
Method: Sale
Date: 28/01/2021
Property Type: Land
Land Size: 575 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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