

# 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

301 Smythes Road, Delacombe Vic 3356

### Indicative selling price

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

Single price \$160,000

### Median sale price

Median price \$362,500 House  Unit  Suburb or locality Delacombe

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	lot 156 Maestro Ct DELACOMBE 3356	\$166,000	03/10/2018
2	23 Royal York Rd WINTER VALLEY 3358	\$160,000	05/11/2018
3	2 Galway Dr ALFREDTON 3350	\$155,000	05/09/2018

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 eighteen months.~~

301 Smythes Road, Delacombe Vic 3356



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**Rooms:**  
**Property Type:** Townhouse  
(Single)

**Agent Comments**

**Indicative Selling Price**  
\$160,000  
**Median House Price**  
Year ending September 2018: \$362,500

## Comparable Properties

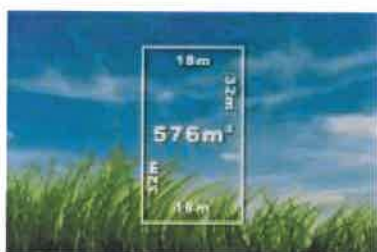


**lot 156 Maestro Ct DELACOMBE 3356 (REI)**

**Agent Comments**

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**Price:** \$166,000  
**Method:** Private Sale  
**Date:** 03/10/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 661 sqm approx



**23 Royal York Rd WINTER VALLEY 3358 (REI)**

**Agent Comments**

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**Price:** \$160,000  
**Method:** Private Sale  
**Date:** 05/11/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 576 sqm approx

**2 Galway Dr ALFREDTON 3350 (VG)**

**Agent Comments**

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**Price:** \$155,000  
**Method:** Sale  
**Date:** 05/09/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 578 sqm approx