

STATEMENT OF INFORMATION

21 SMYTHES ROAD, DELACOMBE, VIC 3356

PREPARED BY JIM BAMBRIDGE, JENS VEAL PARTNERS, PHONE: 0419 409 807

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 SMYTHES ROAD, DELACOMBE, VIC

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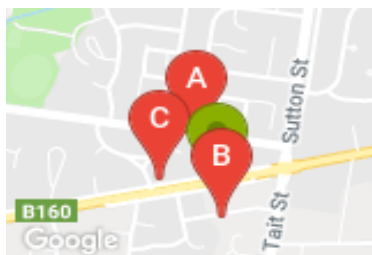
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$355,000 to \$375,000**

Provided by: Jim Bambridge, Jens Veal Partners

MEDIAN SALE PRICE



DELACOMBE, VIC, 3356

Suburb Median Sale Price (House)

\$361,000

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



21 GREENHALGHS RD, DELACOMBE, VIC 3356

3 1 2

Sale Price

\$353,350

Sale Date: 13/12/2018

Distance from Property: 202m



10 PARKSIDE RD, DELACOMBE, VIC 3356

3 1 4

Sale Price

\$353,500

Sale Date: 26/11/2018

Distance from Property: 95m



30 SMYTHES RD, DELACOMBE, VIC 3356

3 1 6

Sale Price

\$370,000

Sale Date: 31/10/2018

Distance from Property: 189m



This report has been compiled on 16/01/2019 by Jens Veal Partners. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 SMYTHES ROAD, DELACOMBE, VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$355,000 to \$375,000

Median sale price

Median price

\$361,000

House

Unit

Suburb

DELACOMBE

Period

01 January 2018 to 31 December 2018

Source

 pricfinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
21 GREENHALGHS RD, DELACOMBE, VIC 3356	\$353,350	13/12/2018
10 PARKSIDE RD, DELACOMBE, VIC 3356	\$353,500	26/11/2018
30 SMYTHES RD, DELACOMBE, VIC 3356	\$370,000	31/10/2018