

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

5 Lynne Court, Delacombe Vic 3356

Indicative selling price

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

Range between \$795,000 & \$830,000

Median sale price

Median price \$467,500 Property Type House Suburb Delacombe

Period - From 01/04/2021 to 30/06/2021 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 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	12 Banyule Dr DELACOMBE 3356	\$785,000	21/04/2021
2			
3			

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.~~

This Statement of Information was prepared on: 20/08/2021 14:50

5 Lynne Court, Delacombe Vic 3356



Leigh Hutchinson

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Indicative Selling Price

\$795,000 - \$830,000

Median House Price

June quarter 2021: \$467,500



4 2 8

Property Type: House

Land Size: 1813 sqm approx

Agent Comments

Comparable Properties



12 Banyule Dr DELACOMBE 3356 (REI/VG)

Agent Comments

4 2 4

Price: \$785,000

Method: Private Sale

Date: 21/04/2021

Property Type: House

Land Size: 1581 sqm approx

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.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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