

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

213 Park Street West, 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

\$319,500

### Median sale price

Median price

\$475,000

Property Type

House

Suburb

Delacombe

Period - From

17/09/2020

to

16/09/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	74 Hertford St SEBASTOPOL 3356	\$320,000	26/04/2021
2	130 Grant St SEBASTOPOL 3356	\$312,300	06/04/2021
3	20 Prest St REDAN 3350	\$306,150	16/04/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/09/2021 13:57

213 Park Street West, Delacombe Vic 3356



Scott Petrie

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**Indicative Selling Price**

\$319,500

**Median House Price**

17/09/2020 - 16/09/2021: \$475,000



**Property Type:**

Agent Comments

## Comparable Properties



**74 Hertford St SEBASTOPOL 3356 (REI/VG)**

Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 26/04/2021

**Property Type:** House

**Land Size:** 584 sqm approx



**130 Grant St SEBASTOPOL 3356 (REI/VG)**

Agent Comments



**Price:** \$312,300

**Method:** Private Sale

**Date:** 06/04/2021

**Property Type:** House

**Land Size:** 645 sqm approx



**20 Prest St REDAN 3350 (REI/VG)**

Agent Comments



**Price:** \$306,150

**Method:** Private Sale

**Date:** 16/04/2021

**Property Type:** House

**Land Size:** 480 sqm approx

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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