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	2/4 Rance Road, Delacombe Vic 3356

Indicative selling price

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

Range between $445,000 & $460,000

Median sale price

Median price $535,000 Property Type House Suburb Delacombe

Period - From 01/10/2023 to 30/09/2024 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	1/10 Rance Rd DELACOMBE 3356	$440,000	24/08/2024
2	2/7 Ruby Cl DELACOMBE 3356	$455,000	14/08/2024
3	1/4 Rance Rd DELACOMBE 3356	$475,000	26/03/2024

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: 25/10/2024 13:46

2/4 Rance Road, Delacombe Vic 3356



3 2 2

Property Type: House
Land Size: 436 sqm approx

Agent Comments

Indicative Selling Price
$445,000 - $460,000
Median House Price
Year ending September 2024: $535,000

Comparable Properties



1/10 Rance Rd DELACOMBE 3356 (REI)

3 2 1

Price: $440,000
Method: Private Sale
Date: 24/08/2024
Property Type: House (Res)

Agent Comments



2/7 Ruby Cl DELACOMBE 3356 (REI/VG)

3 2 2

Price: $455,000
Method: Private Sale
Date: 14/08/2024
Property Type: Townhouse (Single)

Agent Comments



1/4 Rance Rd DELACOMBE 3356 (REI/VG)

3 2 1

Price: $475,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 295 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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