## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 55 Acacia Road, Dereel Vic 3352

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$640,000		&		\$670,000				
Median sale price									
Median price	\$600,000	Pro	Property Type		House		Suburb	Dereel	
Period - From	26/05/2024	to	25/05/2025		So	urce	Property	y Data	

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2896 Colac Ballarat Rd DEREEL 3352	\$660,000	22/04/2025
2	19 Acacia Rd DEREEL 3352	\$650,000	05/01/2024
3			

OR

**B**<sup>\*</sup> 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:

26/05/2025 12:24









Property Type: House Land Size: 20200 sqm approx Agent Comments Indicative Selling Price \$640,000 - \$670,000 Median House Price 26/05/2024 - 25/05/2025: \$600,000

# **Comparable Properties**

Stockdale Leggo	2896 Colac Ballarat Rd DEREEL 3352 (REI) 3 2 6 4 Price: \$660,000 Method: Private Sale Date: 22/04/2025 Property Type: House Land Size: 6066 sqm approx	Agent Comments
	19 Acacia Rd DEREEL 3352 (REI/VG) 3 1 6 4 Price: \$650,000 Method: Private Sale Date: 05/01/2024 Property Type: House Land Size: 20234.30 sqm approx	Agent Comments

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



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