

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 31 Shakespeare Drive, Delahey, VIC 3037

Indicative selling price

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

Price Range

\$500,000

&

\$550,000

Median sale price

Median price

\$601,250

Property Type

House

Suburb

Delahey (3037)

Period - From

01/04/2021

to

08/10/2021

Source

realestate.com.au

Comparable property sales

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
7 COWLEY STREET, DELAHEY VIC 3037	\$540,000	31/08/2021
13 DANTHONIA STREET, DELAHEY VIC 3037	\$557,000	03/05/2021
25 COWLEY STREET, DELAHEY VIC 3037	\$575,000	30/08/2021

This Statement of Information was prepared on: 08/10/2021