

# 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

7 Delatite Court, Yallambie Vic 3085

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,319,000

### Median sale price

Median price

\$795,000

Property Type

House

Suburb

Yallambie

Period - From

06/12/2018

to

05/12/2019

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	9 Delatite Ct YALLAMBIE 3085	\$1,368,000	07/09/2019
2	14 Old Lower Plenty Rd VIEWBANK 3084	\$1,350,000	30/08/2019
3	3 Sinclair Cr MACLEOD 3085	\$1,320,000	26/10/2019

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:

06/12/2019 09:19

7 Delatite Court, Yallambie Vic 3085

**Miles**  
EST 1924

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**Indicative Selling Price**

\$1,319,000

**Median House Price**

06/12/2018 - 05/12/2019: \$795,000



**Property Type:** House (Res)

**Land Size:** 724 sqm approx

Agent Comments

## Comparable Properties



**9 Delatite Ct YALLAMBIE 3085 (REI)**

Agent Comments



**Price:** \$1,368,000

**Method:** Private Sale

**Date:** 07/09/2019

**Property Type:** House

**Land Size:** 818 sqm approx



**14 Old Lower Plenty Rd VIEWBANK 3084 (REI/VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 30/08/2019

**Property Type:** House

**Land Size:** 518 sqm approx



**3 Sinclair Cr MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 582 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.