

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 Shale Court Delahey VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Delahey

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

2 Granite Way Delahey VIC 3037	\$600,000	10-Mar-21
1/288 Taylors Road Delahey VIC 3037	\$590,000	14-Jun-21
54 Yeats Drive Delahey VIC 3037	\$596,000	10-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 26 October 2021



2 Granite Way Delahey VIC 3037

Sold Price

\$600,000

Sold Date

10-Mar-21

 3  2  2

Distance

0.29km



1/288 Taylors Road Delahey VIC 3037

Sold Price

\$590,000

Sold Date

14-Jun-21

 3  1  1

Distance

1.14km



54 Yeats Drive Delahey VIC 3037

Sold Price

\$596,000

Sold Date

10-Feb-21

 3  1  2

Distance

1.35km



2 Palara Street Delahey VIC 3037

Sold Price

\$602,500

Sold Date

03-May-21

 3  2  1

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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