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	Prop	erty type		House	Suburb	Delahey
Period-from	01 Oct 2020	to	30 Sep 2	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



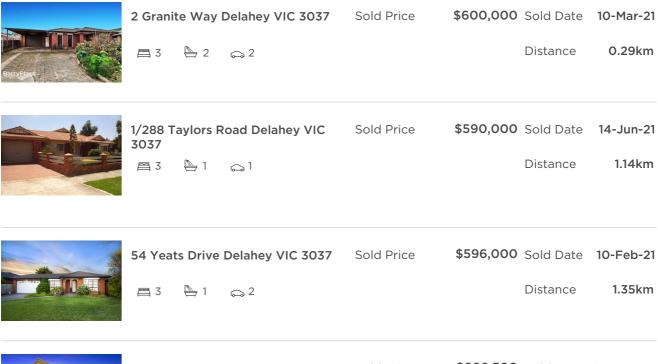
consumer.vic.gov.au



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 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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