

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

19 Marylou 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

House

Suburb

Delahey

Period-from

01 Jun 2020

to

31 May 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

18 Darriwill Close Delahey VIC 3037	\$630,000	12-Mar-21
2 Palara Street Delahey VIC 3037	\$602,500	17-May-21
8 Goldsmith Avenue Delahey VIC 3037	\$615,000	24-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: 25 June 2021



18 Darriwill Close Delahey VIC 3037 Sold Price **\$630,000** Sold Date **12-Mar-21**

 3  2  2

Distance **0.53km**



2 Palara Street Delahey VIC 3037 Sold Price ^{RS} **\$602,500** Sold Date **17-May-21**

 3  2  1

Distance **0.57km**



8 Goldsmith Avenue Delahey VIC 3037 Sold Price **\$615,000** Sold Date **24-Feb-21**

 3  2  2

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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