

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

16 Kiev Walk 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2020

to

31 Mar 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

17 Thistle Court Delahey VIC 3037	\$578,000	12-Jul-20
5 Ingoldsby Court Delahey VIC 3037	\$591,000	24-Dec-20
16 Montagu Way Delahey VIC 3037	\$575,000	15-Dec-20

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: 19 April 2021



17 Thistle Court Delahey VIC 3037

Sold Price

\$578,000

Sold Date

12-Jul-20

3 2 2

Distance

0.52km



5 Ingoldsby Court Delahey VIC 3037

Sold Price

\$591,000

Sold Date

24-Dec-20

3 2 2

Distance

0.63km



16 Montagu Way Delahey VIC 3037

Sold Price

\$575,000

Sold Date

15-Dec-20

3 2 1

Distance

0.84km



3 Buninyong Way Delahey VIC 3037

Sold Price

\$580,000

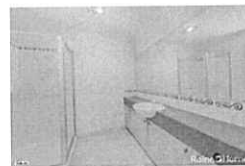
Sold Date

04-Jul-20

3 2 2

Distance

0.87km



78 Jamieson Terrace Taylors Hill VIC 3037

Sold Price

^{RS} **\$593,000**

Sold Date

03-Mar-21

3 2 1

Distance

0.94km



11 Wattletree Drive Taylors Hill VIC 3037

Sold Price

\$570,000

Sold Date

03-Feb-21

3 2 2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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26 Braeswood Road Kings Park VIC 3021

 3  1  2

RS Sold Price **\$565,800** Sold Date **16-Feb-21**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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