

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 1/318 Taylors Road, Delahey, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$500,000

&

\$540,000

Median sale price

Median price

\$451,500

Property Type

Unit

Suburb

Delahey (3037)

Period - From

01/10/2020

to

30/09/2021

Source

Corelogic

Comparable property sales

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
5/2 SILVERTREE AVENUE, DELAHEY VIC 3037	\$461,000	25/03/2021
27 GOLDSMITH AVENUE, DELAHEY VIC 3037	\$530,000	21/01/2021
150 SYDENHAM ROAD, DELAHEY VIC 3037	\$490,000	28/06/2021

This Statement of Information was prepared on: 07/10/2021