

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 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

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

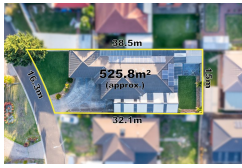
Date of sale

2 Darriwill Close Delahey VIC 3037	\$672,000	26-May-21
84 Yeats Drive Delahey VIC 3037	\$681,000	13-Sep-21
7 Pollock Court Delahey VIC 3037	\$684,000	24-Jun-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: 13 October 2021



2 Darriwill Close Delahey VIC 3037 Sold Price **\$672,000** Sold Date **26-May-21**

 3  2  4

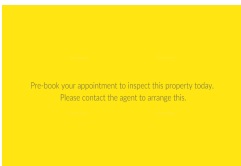
Distance **0.84km**



84 Yeats Drive Delahey VIC 3037 Sold Price **\$681,000** Sold Date **13-Sep-21**

 3  2  2

Distance **0.84km**



7 Pollock Court Delahey VIC 3037 Sold Price **\$684,000** Sold Date **24-Jun-21**

 5  2  4

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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