

## 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 Poa Court Delahey VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Delahey

Period-from

01 Nov 2020

to

31 Oct 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

7 Cowley Street Delahey VIC 3037	\$540,000	24-Aug-21
24 Longfellow Drive Delahey VIC 3037	\$550,000	22-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: 08 November 2021



# WHITE KNIGHT

ESTATE AGENTS



**7 Cowley Street Delahey VIC 3037**

Sold Price

<sup>RS</sup>

**\$540,000**

Sold Date

**24-Aug-21**



3



2



2

Distance

**0.69km**



**24 Longfellow Drive Delahey VIC 3037**

Sold Price

**\$550,000**

Sold Date

**22-Jun-21**



3



2



1

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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