

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

12 Delatite Court, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,460,000

&

\$1,560,000

Median sale price

Median price \$1,066,000

Property Type House

Suburb Yallambie

Period - From 01/10/2023

to 31/12/2023

Source REIV

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 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
1	34 Old Eltham Rd LOWER PLENTY 3093	\$1,550,000	21/10/2023
2	13 Northwood Dr VIEWBANK 3084	\$1,485,000	24/02/2024
3	14 Goulburn Gr YALLAMBIE 3085	\$1,430,000	14/11/2023

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 six months.~~

This Statement of Information was prepared on:

07/03/2024 15:44



4 3 3

Property Type: House (Res)

Land Size: 626 sqm approx

Agent Comments

Indicative Selling Price

\$1,460,000 - \$1,560,000

Median House Price

December quarter 2023: \$1,066,000

Comparable Properties



34 Old Eltham Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 2 2

Price: \$1,550,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 753 sqm approx



13 Northwood Dr VIEWBANK 3084 (REI)

Agent Comments

4 2 4

Price: \$1,485,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 663 sqm approx



14 Goulburn Gr YALLAMBIE 3085 (REI/VG)

Agent Comments

4 4 7

Price: \$1,430,000

Method: Private Sale

Date: 14/11/2023

Rooms: 12

Property Type: House (Res)

Land Size: 630 sqm approx