

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

6 Pollock Court 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Delahey

Period-from

01 Dec 2020

to

30 Nov 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

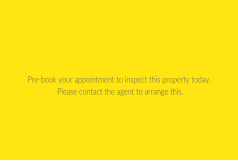











Date of sale

7 Pollock Court Delahey VIC 3037	\$684,000	24-Jun-21
42 Jindabyne Avenue Taylors Hill VIC 3037	\$660,000	20-Jan-21
12 Franklin Place Delahey VIC 3037	\$698,000	13-Nov-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: 18 December 2021

 <p>Pre-book your appointment to inspect this property today. Please contact the agent to arrange this.</p>	7 Pollock Court Delahey VIC 3037	Sold Price	\$684,000	Sold Date	24-Jun-21
	 5  2  4			Distance	0.05km
	42 Jindabyne Avenue Taylors Hill VIC 3037	Sold Price	\$660,000	Sold Date	20-Jan-21
	 4  2  2			Distance	0.13km
	12 Franklin Place Delahey VIC 3037	Sold Price	^{RS} \$698,000	Sold Date	13-Nov-21
	 4  2  2			Distance	0.13km

RS = Recent sale

UN = Undisclosed Sale

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