

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

1/288 TAYLORS ROAD 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Delahey

Period-from

01 Jun 2023

to

31 May 2024

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

1 DALRAY COURT KEILOR DOWNS VIC 3038	\$575,000	30-Jan-24
4/18 JAMES STREET ST ALBANS VIC 3021	\$570,000	24-Feb-24
6A WILLIS PLACE DELAHEY VIC 3037	\$552,000	24-Apr-24

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: 19 June 2024



**1 DALRAY COURT KEILOR DOWNS
VIC 3038**

 3  1  1

Sold Price

\$575,000

Sold Date

30-Jan-24

Distance

1.41km



**4/18 JAMES STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price

\$570,000

Sold Date

24-Feb-24

Distance

1.88km



**6A WILLIS PLACE DELAHEY VIC
3037**

 2  2  1

Sold Price

\$552,000

Sold Date

24-Apr-24

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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