

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Stipa Street 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

*House

X

*Unit

Suburb

Delahey

Period-from

01 Nov 2017

to

31 Oct 2018

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 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

19 Aitken Drive Delahey VIC 3037	\$505,500	16-Sep-18
6 Lacebark Road Delahey VIC 3037	\$486,000	19-May-18
5 McNicholl Way Delahey VIC 3037	\$500,000	06-Oct-18

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.~~

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19 Aitken Drive Delahey VIC 3037

Sold Price

\$505,500

Sold Date

16-Sep-18

 3  1  2

Distance

0.26km



6 Lacebark Road Delahey VIC 3037

Sold Price

\$486,000

Sold Date

19-May-18

 3  2  1

Distance

0.77km



5 McNicholl Way Delahey VIC 3037

Sold Price

\$500,000

Sold Date

06-Oct-18

 3  1  1

Distance

1.12km

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