

# 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 Jessica Place, Delahey, VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$590,000 & \$640,000

### Median sale price

Median price \$615,000 Property Type House Suburb Delahey (3037)  
Period - From 01/01/2021 to 31/12/2021 Source Corelogic

### Comparable property sales

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
9 CHATTERTON DRIVE, DELAHEY VIC 3037	\$640,000	04/12/2021
22 AITKEN DRIVE, DELAHEY VIC 3037	\$620,000	04/08/2022
8 INGOLDSBY COURT, DELAHEY VIC 3037	\$598,000	22/10/2021

This Statement of Information was prepared on: 27/01/2022