



STATEMENT OF INFORMATION

36 AITKEN DRIVE, DELAHEY, VIC 3037

PREPARED BY DANNY TRAN, BARRY PLANT CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 AITKEN DRIVE, DELAHEY, VIC 3037

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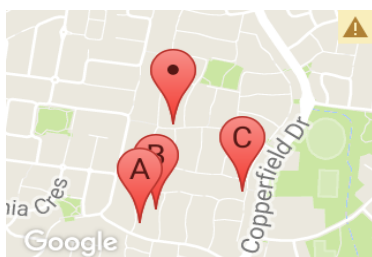
Indicative Selling Price

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

Price Range: \$520,000 to \$550,000

Provided by: Danny Tran, Barry Plant Caroline Springs

MEDIAN SALE PRICE



DELAHEY, VIC, 3037

Suburb Median Sale Price (House)

\$524,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



6 SORGHUM WAY, DELAHEY, VIC 3037

 3  2  2

Sale Price

***\$550,000**

Sale Date: 24/10/2017

Distance from Property: 370m



15 BARLEY CRT, DELAHEY, VIC 3037

 3  2  2

Sale Price

***\$522,000**

Sale Date: 02/12/2017

Distance from Property: 307m



18 WHEAT WALK, DELAHEY, VIC 3037

 3  2  2

Sale Price

\$540,000

Sale Date: 15/08/2017

Distance from Property: 331m



This report has been compiled on 09/01/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

36 AITKEN DRIVE, DELAHEY, VIC 3037

Indicative selling price

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

Price Range:

\$520,000 to \$550,000

Median sale price

Median price

\$524,000

House

X

Unit


Suburb

DELAHEY

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6 SORGHUM WAY, DELAHEY, VIC 3037	*\$550,000	24/10/2017
15 BARLEY CRT, DELAHEY, VIC 3037	*\$522,000	02/12/2017
18 WHEAT WALK, DELAHEY, VIC 3037	\$540,000	15/08/2017