

## 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

22 Aitken Drive Delahey VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

House

Suburb

Delahey

Period-from

01 Jul 2020

to

30 Jun 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2 Palara Street Delahey VIC 3037  | \$602,500 | 17-May-21 |
| 54 Yeats Drive Delahey VIC 3037   | \$596,000 | 10-Feb-21 |
| 2A Perkins Close Delahey VIC 3037 | \$595,000 | 29-May-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: 15 July 2021



**2 Palara Street Delahey VIC 3037**

Sold Price

<sup>RS</sup>

**\$602,500**

Sold Date

**17-May-21**



3



2



1

Distance

**0.48km**



**54 Yeats Drive Delahey VIC 3037**

Sold Price

**\$596,000**

Sold Date

**10-Feb-21**



3



1



2

Distance

**0.6km**



**2A Perkins Close Delahey VIC 3037**

Sold Price

<sup>RS</sup>

**\$595,000**

Sold Date

**29-May-21**



3



1



3

Distance

**1.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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