

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

8 Burns Way, Delahey Vic 3037

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$680,000

Property Type House

Suburb Delahey

Period - From 01/04/2021

to 30/06/2021

Source REIV

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
1	8 Ryan Rd DELAHEY 3037	\$735,000	29/09/2021
2	12 Poltava Wlk DELAHEY 3037	\$706,000	30/06/2021
3	7 Pollock Ct DELAHEY 3037	\$684,000	24/06/2021

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.~~

This Statement of Information was prepared on:

02/10/2021 14:54



 3  3  4

Property Type: House

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

June quarter 2021: \$680,000

Comparable Properties



8 Ryan Rd DELAHEY 3037 (REI)

Agent Comments

 4  2  1

Price: \$735,000

Method: Auction Sale

Date: 29/09/2021

Property Type: House

Land Size: 578 sqm approx

12 Poltava Wlk DELAHEY 3037 (VG)

Agent Comments

 4  -  -

Price: \$706,000

Method: Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 557 sqm approx



7 Pollock Ct DELAHEY 3037 (REI/VG)

Agent Comments

 5  2  4

Price: \$684,000

Method: Auction Sale

Date: 24/06/2021

Property Type: House (Res)

Land Size: 664 sqm approx