

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

1/1 BARRELL COURT 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

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Delahey

Period-from

01 May 2021

to

30 Apr 2022

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

8 LACEBARK ROAD DELAHEY VIC 3037	\$570,000	15-Mar-22
1/25 MARYLOU COURT DELAHEY VIC 3037	\$550,000	05-Jan-22
2A COOPER COURT DELAHEY VIC 3037	\$570,000	28-Apr-22

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: 23 May 2022


8 LACEBARK ROAD DELAHEY VIC 3037

Sold Price

\$570,000

Sold Date

15-Mar-22


Distance

0.6km

1/25 MARYLOU COURT DELAHEY VIC 3037

Sold Price

\$550,000

Sold Date

05-Jan-22


Distance

0.47km

2A COOPER COURT DELAHEY VIC 3037

Sold Price

^{RS} **\$570,000**

Sold Date

28-Apr-22


Distance

0.19km
RS = Recent sale

UN = Undisclosed Sale

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