

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

7 Granite Way 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

House

Suburb

Delahey

Period-from

01 Sep 2020

to

31 Aug 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 Granite Way Delahey VIC 3037	\$600,000	10-Mar-21
22 Aitken Drive Delahey VIC 3037	\$620,000	04-Aug-21
1/2 Young Court Delahey VIC 3037	\$560,000	27-Mar-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: 21 September 2021

AREASPECIALIST

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2 Granite Way Delahey VIC 3037

Sold Price

\$600,000

Sold Date

10-Mar-21



3



2



2

Distance

0.13km



22 Aitken Drive Delahey VIC 3037

Sold Price

^{RS} **\$620,000**

Sold Date

04-Aug-21



3



2



2

Distance

0.77km



1/2 Young Court Delahey VIC 3037

Sold Price

\$560,000

Sold Date

27-Mar-21



2



1



1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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