

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 Delatite Court, Yallambie Vic 3085

Indicative selling price

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

Range between \$1,320,000

&

\$1,360,000

Median sale price

Median price \$763,750

Property Type House

Suburb Yallambie

Period - From 31/10/2018

to

30/10/2019

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	9 Delatite Ct YALLAMBIE 3085	\$1,368,000	07/09/2019
2			
3			

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:

31/10/2019 10:01

Elisse Farquhar
03 9490 0550
0419 116 130
efarquhar@milesre.com.au



Property Type: House (Res)
Land Size: 724 sqm approx
Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,360,000
Median House Price
31/10/2018 - 30/10/2019: \$763,750

Comparable Properties



9 Delatite Ct YALLAMBIE 3085 (REI)

Agent Comments



Price: \$1,368,000
Method: Private Sale
Date: 07/09/2019
Property Type: House
Land Size: 818 sqm approx

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.