

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 17 Kalyna 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 \$570,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$535,000 Property type House Suburb Delahey
Period-from 01 Jul 2019 to 30 Jun 2020 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
13 Buninyong Way Delahey VIC 3037	\$604,000	14-Mar-20
14 Derribong Court Delahey VIC 3037	\$590,000	15-Apr-20
2 Mankina Circuit Delahey VIC 3037	\$600,000	10-Feb-20

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: 16 July 2020