

# 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 6 Anakie Walk, Delahey, VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$560,000

&

\$590,000

### Median sale price

Median price

\$675,000

Property Type

House

Suburb

Delahey (3037)

Period - From

01/03/2021

to

01/09/2021

Source

realestate.com.au

### Comparable property sales

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

9 WILLIS PLACE, DELAHEY VIC 3037

\$582,500

07/09/2021

22 FESCUE PLACE, DELAHEY VIC 3037

\$595,000

04/11/2021

9 DUNAI WALK, DELAHEY VIC 3037

\$595,000

06/10/2021

This Statement of Information was prepared on: 08/11/2021