

# 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 34 Marylou Court, 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$641,500

Property Type

House

Suburb

Delahey (3037)

Period - From

01/11/2022

to

31/10/2023

Source

[www.realestate.com.au](http://www.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 INGOLDSBY COURT, DELAHEY VIC 3037	\$800,000	25/10/2023
13 RAINE COURT, DELAHEY VIC 3037	\$770,000	19/09/2023
1 PALARA STREET, DELAHEY VIC 3037	\$710,000	17/05/2023

This Statement of Information was prepared on: 10/11/2023