

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7A WALKER STREET DALYSTON VIC 3992

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Land

Suburb

Dalyston

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

49 MCRAE DRIVE DALYSTON VIC 3992	\$265,000	14-Jul-21
25 MCRAE DRIVE DALYSTON VIC 3992	\$295,000	06-Feb-22
3 RACECOURSE CRESCENT DALYSTON VIC 3992	\$289,000	21-Aug-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 March 2022



49 MCRAE DRIVE DALYSTON VIC 3992

Sold Price **\$265,000** Sold Date **14-Jul-21**

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Distance **0.51km**



25 MCRAE DRIVE DALYSTON VIC 3992

Sold Price **\$295,000** Sold Date **06-Feb-22**

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Distance **0.59km**



3 RACECOURSE CRESCENT DALYSTON VIC 3992

Sold Price **\$289,000** Sold Date **21-Aug-21**

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Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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