

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 MCNICHOLL WAY 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/14 YEATS DRIVE DELAHEY VIC 3037	\$538,000	09-Nov-22
1 MARYLOU COURT DELAHEY VIC 3037	\$522,000	15-Oct-22

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.

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1/14 YEATS DRIVE DELAHEY VIC 3037

Sold Price **\$538,000** Sold Date **09-Nov-22**

 3  2  2

Distance **0.49km**



1 MARYLOU COURT DELAHEY VIC 3037

Sold Price **\$522,000** Sold Date **15-Oct-22**

 3  1  1

Distance **0.61km**

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

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