

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

3 QUARTZ STREET 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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

Suburb

Delahey

Period-from

01 Jul 2021

to

30 Jun 2022

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

| | | |
|-------------------------------------|-----------|-----------|
| 9 BLUESTONE WALK DELAHEY VIC 3037 | \$570,000 | 14-May-22 |
| 6 BLUESTONE WALK DELAHEY VIC 3037 | \$570,000 | 21-Apr-22 |
| 16 JESTER COURT KINGS PARK VIC 3021 | \$572,000 | 28-Apr-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.~~

This Statement of Information was prepared on: 13 July 2022



**9 BLUESTONE WALK DELAHEY
VIC 3037**

 3  1  1

Sold Price **\$570,000** Sold Date **14-May-22**

Distance **0.14km**



**6 BLUESTONE WALK DELAHEY
VIC 3037**

 3  1  2

Sold Price Sold Date **21-Apr-22**

Distance **0.17km**



**16 JESTER COURT KINGS PARK VIC
3021**

 3  1  1

Sold Price ^{RS} **\$572,000** Sold Date **28-Apr-22**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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