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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Doran Walk Delahey VIC 3037

 3  2  2

## Indicative Selling Price

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

Range between \$570,000 & \$590,000

## Median Sale Price

\$577,500 Houses in Delahey between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>1 Adina Place Delahey VIC 3037</b>                                                                                                                                                                                                                             | Sold Price | <b>\$600,000</b> | Sold Date | <b>18-Sep-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.67km</b>    |
|  | <b>11 Lacebark Road Delahey VIC 3037</b>                                                                                                                                                                                                                          | Sold Price | <b>\$585,000</b> | Sold Date | <b>15-Sep-18</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.51km</b>    |
|  | <b>10 Thistle Court Delahey VIC 3037</b>                                                                                                                                                                                                                          | Sold Price | <b>\$570,000</b> | Sold Date | <b>29-Nov-18</b> |
|                                                                                     |  4  2  2 |            |                  | Distance  | <b>0.9km</b>     |

RS = Recent sale UN = Undisclosed Sale

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