

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

7 Prior Court 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

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Delahey

Period-from

01 Oct 2019

to

30 Sep 2020

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

6 Crabbe Court Delahey VIC 3037	\$605,000	13-Jun-20
9 Cooper Court Delahey VIC 3037	\$650,500	08-Aug-20
9 Fescue Place Delahey VIC 3037	\$620,000	05-Aug-20

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: 28 October 2020



6 Crabbe Court Delahey VIC 3037

Sold Price

\$605,000

Sold Date

13-Jun-20

4 2 2

Distance

0.34km



9 Cooper Court Delahey VIC 3037

Sold Price

\$650,500

Sold Date

08-Aug-20

4 2 4

Distance

0.59km



9 Fescue Place Delahey VIC 3037

Sold Price

\$620,000

Sold Date

05-Aug-20

3 2 2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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