

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

11 LEMCO WALK 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

\$560,000

&

\$600,000

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

11 KINGFISHER COURT KINGS PARK VIC 3021	\$600,000	24-Jan-23
253 TAYLORS ROAD ST ALBANS VIC 3021	\$575,000	10-Nov-22
15 VANESSA WAY DELAHEY VIC 3037	\$600,000	31-Mar-23

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 April 2023



**11 KINGFISHER COURT KINGS
PARK VIC 3021**

 3  2  1

Sold Price **\$600,000** Sold Date **24-Jan-23**

Distance **0.81km**



**253 TAYLORS ROAD ST ALBANS
VIC 3021**

 3  1  2

Sold Price **\$575,000** Sold Date **10-Nov-22**

Distance **1.06km**



**15 VANESSA WAY DELAHEY VIC
3037**

 3  2  2

Sold Price ^{RS} **\$600,000** Sold Date **31-Mar-23**

Distance **0.99km**

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

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