

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

9 BLUESTONE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Delahey

Period-from

01 Apr 2021

to

31 Mar 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

7 GRANITE WAY DELAHEY VIC 3037	\$577,000	30-Sep-21
35 MANKINA CIRCUIT DELAHEY VIC 3037	\$600,000	17-Dec-21
8A SILVERDENE AVENUE SYDENHAM VIC 3037	\$550,000	18-Oct-21

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: 29 April 2022



7 GRANITE WAY DELAHEY VIC 3037

3 1 1

Sold Price **\$577,000** Sold Date **30-Sep-21**

Distance **0.17km**



35 MANKINA CIRCUIT DELAHEY VIC 3037

3 1 1

Sold Price **\$600,000** Sold Date **17-Dec-21**

Distance **1.54km**



8A SILVERDENE AVENUE SYDENHAM VIC 3037

3 1 1

Sold Price **\$550,000** Sold Date **18-Oct-21**

Distance **2.41km**

RS = Recent sale UN = Undisclosed Sale

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