

## 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

63 Shakespeare Drive Delahey VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,750

Property type

House

Suburb

Delahey

Period-from

01 Sep 2020

to

31 Aug 2021

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 Chaucer Close Delahey VIC 3037	\$600,000	28-Jun-21
10 Danthonia Street Delahey VIC 3037	\$615,000	28-Jun-21
10 Flint Crescent Delahey VIC 3037	\$615,000	28-Jun-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: 21 September 2021



**9 Chaucer Close Delahey VIC 3037** Sold Price **\$600,000** Sold Date **28-Jun-21**

 3  1  2

Distance **0.25km**



**10 Danthonia Street Delahey VIC 3037** Sold Price <sup>RS</sup> **\$615,000** Sold Date **28-Jun-21**

 3  1  2

Distance **0.74km**



**10 Flint Crescent Delahey VIC 3037** Sold Price **\$615,000** Sold Date **28-Jun-21**

 3  2  3

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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