

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 Shakespeare Drive 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Delahey

Period-from

01 Jun 2019

to

31 May 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

4 Moriac Way Delahey VIC 3037	\$543,000	23-Apr-20
30 Poa Court Delahey VIC 3037	\$505,000	13-Mar-20
13 Alexander Close Delahey VIC 3037	\$515,000	20-Feb-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: 16 June 2020



4 Moriac Way Delahey VIC 3037

Sold Price

RS

\$543,000

Sold Date

23-Apr-20



3



2



2

Distance

1.13km



30 Poa Court Delahey VIC 3037

Sold Price

\$505,000

Sold Date

13-Mar-20



3



2



1

Distance

0.93km



13 Alexander Close Delahey VIC 3037

Sold Price

\$515,000

Sold Date

20-Feb-20



3



2



1

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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