

## 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

8 Bluestone Walk 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Delahey

Period-from

01 Nov 2020

to

31 Oct 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

7 Sandstone Court Delahey VIC 3037	\$606,000	29-Jul-20
10 Danthonia Street Delahey VIC 3037	\$615,000	28-Jun-21
9 Chaucer Close Delahey VIC 3037	\$600,000	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.~~

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Dario Haljeta  
P 0396879777  
M 0403490554  
E dario@fndk.com.au



**7 Sandstone Court Delahey VIC 3037**

 3  1  2

Sold Price **\$606,000** Sold Date **29-Jul-20**

Distance **0.15km**



**10 Danthonia Street Delahey VIC 3037**

 3  1  2

Sold Price <sup>RS</sup> **\$615,000** Sold Date **28-Jun-21**

Distance **0.43km**



**9 Chaucer Close Delahey VIC 3037**

 3  1  2

Sold Price **\$600,000** Sold Date **28-Jun-21**

Distance **0.77km**

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

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