

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 4 Flame Close, Delahey

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$520,000 & \$550,000

Median sale price

Median price \$490,000 House Unit Suburb Delahey

Period - From 12/06/17 to Current Source www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1 – 6 Chatterson Drive, Delahey	\$526,000	25/02/2017
2 – 2 Yellow Gum Road, Delahey	\$560,000	20/02/2017
3 – 4 Derribong Court, Delahey	\$524,000	10/06/2017

www.professionalstaylorlakes.com.au