

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 LEMCO 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2022

to

31 Mar 2023

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

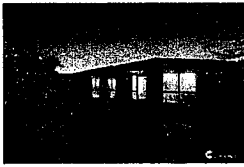
2 GRANITE WAY DELAHEY VIC 3037	\$680,000	28-Jan-23
10 SLESSOR DRIVE DELAHEY VIC 3037	\$730,000	07-Dec-22
5 KIEV WALK DELAHEY VIC 3037	\$700,000	07-Oct-22

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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2 GRANITE WAY DELAHEY VIC 3037

Sold Price **\$680,000** Sold Date **28-Jan-23**

4 2 4

Distance **0.48km**



10 SLESSOR DRIVE DELAHEY VIC 3037

Sold Price **\$730,000** Sold Date **07-Dec-22**

3 2 6

Distance **0.75km**



5 KIEV WALK DELAHEY VIC 3037

Sold Price **\$700,000** Sold Date **07-Oct-22**

3 2 4

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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