

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

3 Prior Court 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Delahey

Period-from

01 Jan 2021

to

31 Dec 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 Chatterton Drive Delahey VIC 3037	\$640,000	03-Dec-21
9 Dunai Walk Delahey VIC 3037	\$595,000	06-Oct-21
22 Kurrajong Road Delahey VIC 3037	\$640,000	09-Dec-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: 31 January 2022



9 Chatterton Drive Delahey VIC 3037

 3  2  1

Sold Price

^{RS}

\$640,000

Sold Date

03-Dec-21

Distance

0.59km



9 Dunai Walk Delahey VIC 3037

 3  2  3

Sold Price

\$595,000

Sold Date

06-Oct-21

Distance

0.81km



22 Kurrajong Road Delahey VIC 3037

 4  2  2

Sold Price

^{RS}

\$640,000

Sold Date

09-Dec-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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