

## 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

5 Chatterton Drive 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2020

to

31 Mar 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 Prior Court Delahey VIC 3037	\$645,000	08-Nov-20
18 Darriwill Close Delahey VIC 3037	\$630,000	15-Mar-21
17 Mankina Circuit Delahey VIC 3037	\$650,000	03-Mar-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: 08 April 2021



**7 Prior Court Delahey VIC 3037**

Sold Price

**\$645,000**

Sold Date **08-Nov-20**

 3  2  2

Distance **0.52km**



**18 Darriwill Close Delahey VIC 3037**

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **15-Mar-21**

 3  2  2

Distance **0.61km**



**17 Mankina Circuit Delahey VIC 3037**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **03-Mar-21**

 3  2  2

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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