

## 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

14 Prior Court 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

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

House

Suburb

Delahey

Period-from

01 Jul 2020

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 1/1 Montagu Way Delahey VIC 3037       | \$486,000 | 13-Mar-21 |
| 2 Duneed Way Delahey VIC 3037          | \$487,000 | 18-Mar-21 |
| 6/107-109 Pecks Road Sydenham VIC 3037 | \$495,000 | 22-Apr-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: 05 July 2021



**1/1 Montagu Way Delahey VIC 3037** Sold Price **\$486,000** Sold Date **13-Mar-21**

 3  1  1

Distance **0.35km**



**2 Duneed Way Delahey VIC 3037** Sold Price **\$487,000** Sold Date **18-Mar-21**

 3  1  3

Distance **0.86km**



**6/107-109 Pecks Road Sydenham VIC 3037** Sold Price <sup>RS</sup> **\$495,000** Sold Date **22-Apr-21**

 3  2  1

Distance **1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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