

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

6 BLUESTONE 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2021

to

31 Mar 2022

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

6 ANAKIE WALK DELAHEY VIC 3037	\$650,000	11-Dec-21
3 GRANITE WAY DELAHEY VIC 3037	\$625,000	03-Mar-22
4 THEMEDA COURT DELAHEY VIC 3037	\$710,000	02-Apr-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.~~

This Statement of Information was prepared on: 18 April 2022


6 ANAKIE WALK DELAHEY VIC 3037
 4  2  2

Sold Price

\$650,000

Sold Date

11-Dec-21

Distance

0.85km

3 GRANITE WAY DELAHEY VIC 3037
 3  2  2

Sold Price

^{RS} **\$625,000**

Sold Date

03-Mar-22

Distance

0.23km

4 THEMEDA COURT DELAHEY VIC 3037
 3  2  1

Sold Price

^{RS} **\$710,000**

Sold Date

02-Apr-22

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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