

## 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

11 Derribong 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$528,000

Property type

House

Suburb

Delahey

Period-from

01 Nov 2018

to

31 Oct 2019

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

4 Marlock Way Delahey VIC 3037	\$510,000	29-May-19
9 Darriwill Close Delahey VIC 3037	\$525,500	21-Sep-19
4 Phalaris Court Delahey VIC 3037	\$540,000	12-Sep-19

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: 19 November 2019


**4 Marlock Way Delahey VIC 3037**

Sold Price

**\$510,000**

Sold Date

**29-May-19**
 3
  2
  2

Distance

**0.33km**

**9 Darriwill Close Delahey VIC 3037**

Sold Price

**\$525,500**

Sold Date

**21-Sep-19**
 3
  2
  1

Distance

**0.37km**

**4 Phalaris Court Delahey VIC 3037**

Sold Price

**\$540,000**

Sold Date

**12-Sep-19**
 3
  2
  1

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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