

## 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

23 Mankina Circuit 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

\$530,000

&

\$570,000

### 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 Alexander Close Delahey VIC 3037	\$578,000	31-Jul-19
9 Mankina Circuit Delahey VIC 3037	\$555,000	12-Sep-19
18 Vanessa Way Delahey VIC 3037	\$535,000	21-Jun-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 Alexander Close Delahey VIC 3037**

 3  2  2

Sold Price

**\$578,000**

Sold Date

**31-Jul-19**

Distance

**0.47km**



**9 Mankina Circuit Delahey VIC 3037**

 3  2  2

Sold Price

**\$555,000**

Sold Date

**12-Sep-19**

Distance

**0.12km**



**18 Vanessa Way Delahey VIC 3037**

 4  2  -

Sold Price

**\$535,000**

Sold Date

**21-Jun-19**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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