

## 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 BLUESTONE WALK 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

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Delahey

Period-from

01 Nov 2023

to

31 Oct 2024

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 ALEXANDER CLOSE DELAHEY VIC 3037	\$657,000	26-Oct-24
1 COWLEY STREET DELAHEY VIC 3037	\$685,000	26-Jun-24
43 BRAMPTON CIRCUIT DELAHEY VIC 3037	\$647,000	19-Oct-24

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: 12 November 2024

**1 ALEXANDER CLOSE DELAHEY  
VIC 3037**3  2  1 

Sold Price

RS

**\$657,000**

Sold Date

**26-Oct-24**

Distance

**1.14km****1 COWLEY STREET DELAHEY VIC  
3037**3  2  2 

Sold Price

**\$685,000**

Sold Date

**26-Jun-24**

Distance

**0.91km****43 BRAMPTON CIRCUIT DELAHEY  
VIC 3037**3  2  2 

Sold Price

RS

**\$647,000**

Sold Date

**19-Oct-24**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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