

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

26 SHAKESPEARE DRIVE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

House

Suburb

Delahey

Period-from

01 Mar 2023

to

29 Feb 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

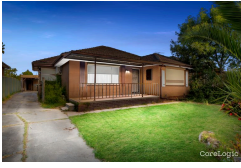
Date of sale

42 MOFFAT STREET ST ALBANS VIC 3021	\$650,000	14-Nov-23
3 SOMERTON CRESCENT ST ALBANS VIC 3021	\$647,000	11-Nov-23
53 WATTLETREE DRIVE TAYLORS HILL VIC 3037	\$645,000	09-Feb-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: 13 March 2024



**42 MOFFAT STREET ST ALBANS
VIC 3021**

 3  1  2

Sold Price **\$650,000** Sold Date **14-Nov-23**

Distance **1.4km**



**3 SOMERTON CRESCENT ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$647,000** Sold Date **11-Nov-23**

Distance **1.07km**



**53 WATTLE TREE DRIVE TAYLORS
HILL VIC 3037**

 3  2  2

Sold Price ^{RS} **\$645,000** Sold Date **09-Feb-24**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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