



### Statement of Information

Section 47F of the Estate Agents act 1980

## 4 Blake Close, Delahey

3 Bedroom, 1 Bathroom, Double carport, Land approx. 650m<sup>2</sup>

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range between \$530,000 - \$560,000**

### Median sale price

The median selling price for a **House** in **Delahey** for the period March 2017 – March 2018 **\$540,000** source RP Data Pty Ltd trading as CoreLogic.

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

<b>3 Quartz Street, Delahey</b>	<b>\$552,000</b>	<b>15<sup>th</sup> Jan 2018</b>
3 Bedroom, 1 Bathroom, Double garage		
<b>61 Shakespeare Drive, Delahey</b>	<b>\$555,000</b>	<b>4<sup>th</sup> Jan 2018</b>
3 Bedroom, 1 Bathroom, Double carport & Double garage		
<b>1 Flint Crescent, Delahey</b>	<b>\$545,000</b>	<b>3<sup>rd</sup> Jan 2018</b>
3 Bedroom, 2 Bathroom, Single carport & Single garage		

### Contact Agent

**Cameron Marrs**

9363 0388

0400 515 458

[cmarrs@bigginScott.com.au](mailto:cmarrs@bigginScott.com.au)

**Biggin & Scott**  
DEER PARK

**Biggin & Scott Deer Park**  
Shop 1/821 Ballarat Road,  
Deer Park, Vic 3023

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.