

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

41 FROST 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

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

27 BARLEY COURT DELAHEY VIC 3037	\$640,000	01-Jun-24
80 GILLESPIE ROAD KINGS PARK VIC 3021	\$640,000	22-Jun-24
21 MARLOCK WAY DELAHEY VIC 3037	\$640,000	19-Aug-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: 14 November 2024



27 BARLEY COURT DELAHEY VIC 3037

3 2 5

Sold Price

\$640,000

Sold Date

01-Jun-24

Distance

0.91km



80 GILLESPIE ROAD KINGS PARK VIC 3021

4 2 2

Sold Price

Sold Date

22-Jun-24

Distance

1.18km



21 MARLOCK WAY DELAHEY VIC 3037

3 2 2

Sold Price

Sold Date

19-Aug-24

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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