

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

8 OARSOME 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2024

to

31 Mar 2025

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 MARLOCK WAY DELAHEY VIC 3037	\$700,000	04-Dec-24
12 ANAKIE WALK DELAHEY VIC 3037	\$700,000	28-Jan-25
4 MONTAGU WAY DELAHEY VIC 3037	\$690,000	02-Dec-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: 10 April 2025



4 MARLOCK WAY DELAHEY VIC 3037

 3  2  2

Sold Price

\$700,000

Sold Date **04-Dec-24**

Distance

0.83km



12 ANAKIE WALK DELAHEY VIC 3037

 3  2  2

Sold Price

Sold Date **28-Jan-25**

Distance

1.17km



4 MONTAGU WAY DELAHEY VIC 3037

 3  2  4

Sold Price

\$690,000

Sold Date **02-Dec-24**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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