

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

1 PALARA STREET 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Delahey

Period-from

01 Oct 2023

to

30 Sep 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

8 COOPER COURT DELAHEY VIC 3037	\$766,000	27-Aug-24
27 MARYLOU COURT DELAHEY VIC 3037	\$756,000	20-Jul-24
19 BLUESTONE WALK DELAHEY VIC 3037	\$725,000	15-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: 31 October 2024

Adam Jones
P 0408693102
M 0408693102
E ajones@barryplant.com.au



8 COOPER COURT DELAHEY VIC 3037

 4  2  2

Sold Price

^{RS}

\$766,000

Sold Date **27-Aug-24**

Distance **0.74km**



27 MARYLOU COURT DELAHEY VIC 3037

 3  2  2

Sold Price

^{RS}

\$756,000

Sold Date **20-Jul-24**

Distance **0.59km**



19 BLUESTONE WALK DELAHEY VIC 3037

 4  3  2

Sold Price

\$725,000

Sold Date **15-Aug-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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