

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

2/3 HUME 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Delahey

Period-from

01 Sep 2023

to

31 Aug 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

1 BLUE MOON WAY SYDENHAM VIC 3037	\$702,000	29-May-24
12 HERITAGE GARDENS SYDENHAM VIC 3037	\$735,000	26-Jun-24
21 MARLOCK WAY DELAHEY VIC 3037	\$640,000	09-Sep-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: 16 September 2024


**1 BLUE MOON WAY SYDENHAM
VIC 3037**
 3  2  2

Sold Price

\$702,000

Sold Date **29-May-24**

Distance

0.61km

**12 HERITAGE GARDENS
SYDENHAM VIC 3037**
 3  2  2

Sold Price

\$735,000

Sold Date **26-Jun-24**

Distance

0.74km

**21 MARLOCK WAY DELAHEY VIC
3037**
 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date **09-Sep-24**

Distance

0.78km
RS = Recent sale

UN = Undisclosed Sale

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