

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

9 SORGHUM WAY 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

\$560,000

&

\$600,000

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

11 FESCUE PLACE DELAHEY VIC 3037

\$550,000

16-May-24

35 SANDRA STREET KINGS PARK VIC 3021

\$590,000

09-Jul-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.

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11 FESCUE PLACE DELAHEY VIC 3037

 3  2  2

Sold Price

\$550,000

Sold Date

16-May-24

Distance

0.23km



35 SANDRA STREET KINGS PARK VIC 3021

 3  2  2

Sold Price

\$590,000

Sold Date

09-Jul-24

Distance

1.74km

RS = Recent sale **UN** = Undisclosed Sale

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