

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 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

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2020

to

31 Mar 2021

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

5 Ingoldsby Court Delahey VIC 3037	\$591,000	24-Dec-20
78 Jamieson Terrace Taylors Hill VIC 3037	\$593,000	03-Mar-21
11 Wattletree Drive Taylors Hill VIC 3037	\$570,000	03-Feb-21

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: 30 April 2021



5 Ingoldsby Court Delahey VIC 3037

3 2 2

Sold Price **\$591,000** Sold Date **24-Dec-20**

Distance **0.48km**



78 Jamieson Terrace Taylors Hill VIC 3037

3 2 1

Sold Price ^{RS} **\$593,000** Sold Date **03-Mar-21**

Distance **0.63km**



11 Wattletree Drive Taylors Hill VIC 3037

3 2 2

Sold Price **\$570,000** Sold Date **03-Feb-21**

Distance **1.1km**

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

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