

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 HUTZUL COURT 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

House

Suburb

Delahey

Period-from

01 Feb 2023

to

31 Jan 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

5 GARNET WAY TAYLORS HILL VIC 3037	\$670,000	11-Nov-23
86 JINDABYNE AVENUE TAYLORS HILL VIC 3037	\$667,000	11-Nov-23
12 THISTLE COURT DELAHEY VIC 3037	\$665,000	16-Sep-23

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: 21 February 2024



5 GARNET WAY TAYLORS HILL VIC 3037

3 2 1

Sold Price **\$670,000** Sold Date **11-Nov-23**

Distance **1.87km**



86 JINDABYNE AVENUE TAYLORS HILL VIC 3037

3 2 2

Sold Price **\$667,000** Sold Date **11-Nov-23**

Distance **1.43km**



12 THISTLE COURT DELAHEY VIC 3037

3 2 2

Sold Price **\$665,000** Sold Date **16-Sep-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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