

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 OARSOME 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Delahey

Period-from

01 Jan 2024

to

31 Dec 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
1 PALARA STREET DELAHEY VIC 3037	\$730,000	08-Nov-24
23 POLTAVA WALK DELAHEY VIC 3037	\$700,000	16-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: 07 January 2025



8 COOPER COURT DELAHEY VIC 3037

 4  2  2

Sold Price

\$766,000

Sold Date **27-Aug-24**

Distance **0.32km**



1 PALARA STREET DELAHEY VIC 3037

 3  2  2

Sold Price

\$730,000

Sold Date **08-Nov-24**

Distance **1.07km**



23 POLTAVA WALK DELAHEY VIC 3037

 4  2  2

Sold Price

\$700,000

Sold Date **16-Sep-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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