

## 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

3 SANDSTONE COURT DELAHEY VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$540,000

### 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

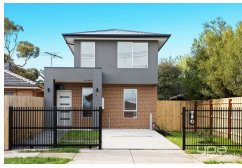
Date of sale

14 MAGNOLIA AVENUE KINGS PARK VIC 3021	\$535,000	07-Oct-24
1 GARRY COURT KINGS PARK VIC 3021	\$530,000	12-May-24
1 WYVERN WALK KINGS PARK VIC 3021	\$530,000	03-Jun-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: 30 October 2024



## 14 MAGNOLIA AVENUE KINGS PARK VIC 3021

 2  2  1

Sold Price

<sup>RS</sup>

**\$535,000**

Sold Date

**07-Oct-24**

Distance

**1.24km**



## 1 GARRY COURT KINGS PARK VIC 3021

 3  1  -

Sold Price

**\$530,000**

Sold Date

**12-May-24**

Distance

**1.54km**



## 1 WYVERN WALK KINGS PARK VIC 3021

 2  1  4

Sold Price

Sold Date

**03-Jun-24**

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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