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

33 DANTHONIA STREET DELAHEY VIC 3037

Indicative selling price

Period-from

Mediar (*Delete

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

| Single Price | | or rang betwee | - 5495 000 | & | \$540,000 | | |
|------------------------------|-----------|-------------------|------------|--------|-----------|--|--|
| house or unit as applicable) | | | | | | | |
| Median Price | \$647,000 | Property type | House | Suburb | Delahey | | |

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 14 MAGNOLIA AVENUE KINGS PARK VIC 3021 | \$535,000 | 01-Oct-24 |
| 31 LAMBETH STREET KINGS PARK VIC 3021 | \$530,000 | 09-Nov-24 |
| 5 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037 | \$520,000 | 06-Nov-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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Source



Corelogic

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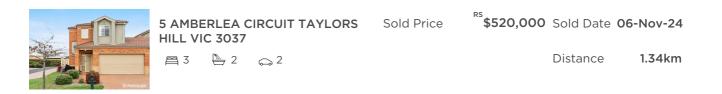
- M 0414 622 170
- E mohammed@calderre.com.au



| | 14 MAGNOLIA AVENUE KINGS PARK VIC 3021 ☐ 2 È 2 ⇔ 1 | Sold Price | \$535,000 | Sold Date | 01-Oct-24 1.22km |
|-----|--|------------|-----------|-----------|---------------------|
| 11- | | Sold Price | \$530,000 | Sold Date | 09-Nov-24 |



| 31 LAMBETH STREET KINGS PARK VIC 3021 | Sold Price | \$530,000 | Sold Date 09 |)-Nov-24 |
|--|------------|-----------|--------------|----------|
| 🛱 3 🏷 1 🚓 2 | | | Distance | 1.89km |



RS = Recent sale UN = Undisclosed Sale

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