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



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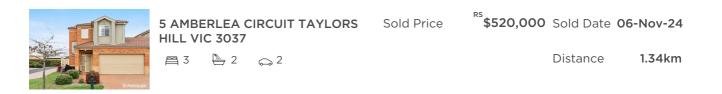
- M 0414 622 170
- E mohammed@calderre.com.au



	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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