

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

2/38 Antonie Avenue 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Delahey

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/1 Montagu Way Delahey VIC 3037	\$486,000	29-Mar-21
31/322 Sydenham Road Sydenham VIC 3037	\$418,500	27-Jan-21
10/107-109 Pecks Road Sydenham VIC 3037	\$470,000	22-Apr-21

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: 27 April 2021



1/1 Montagu Way Delahey VIC 3037 Sold Price ^{RS} **\$486,000** Sold Date **29-Mar-21**

 3  1  1

Distance **0.72km**



31/322 Sydenham Road Sydenham VIC 3037 Sold Price **\$418,500** Sold Date **27-Jan-21**

 3  2  1

Distance **0.78km**



10/107-109 Pecks Road Sydenham VIC 3037 Sold Price ^{RS} **\$470,000** Sold Date **22-Apr-21**

 3  1  1

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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