

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

3/39 COLERIDGE 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Delahey

Period-from

01 Jul 2021

to

30 Jun 2022

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

3/30 NARIEL ROAD KINGS PARK VIC 3021	\$478,000	03-Mar-22
47/330 SYDENHAM ROAD SYDENHAM VIC 3037	\$465,500	25-May-22
4/150 POWER STREET ST ALBANS VIC 3021	\$475,000	06-Jun-22

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: 18 July 2022



**3/30 NARIEL ROAD KINGS PARK
VIC 3021**

3 1 1

Sold Price

\$478,000

Sold Date

03-Mar-22

Distance

1.99km



**47/330 SYDENHAM ROAD
SYDENHAM VIC 3037**

3 2 2

Sold Price

^{RS} **\$465,500**

Sold Date

25-May-22

Distance

1.77km



**4/150 POWER STREET ST ALBANS
VIC 3021**

3 2 2

Sold Price

\$475,000

Sold Date

06-Jun-22

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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