

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

4 DANDARRIGA WAY 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Delahey

Period-from

01 Dec 2023

to

30 Nov 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

1/288 TAYLORS ROAD DELAHEY VIC 3037	\$540,000	01-Jul-24
14 MAGNOLIA AVENUE KINGS PARK VIC 3021	\$535,000	01-Oct-24
32/545 MELTON HIGHWAY SYDENHAM VIC 3037	\$535,000	16-Oct-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: 04 December 2024



**1/288 TAYLORS ROAD DELAHEY
VIC 3037**

3 2 1

Sold Price **\$540,000** Sold Date **01-Jul-24**

Distance **1.69km**



**14 MAGNOLIA AVENUE KINGS
PARK VIC 3021**

2 2 1

Sold Price **\$535,000** Sold Date **01-Oct-24**

Distance **2km**



**32/545 MELTON HIGHWAY
SYDENHAM VIC 3037**

3 2 2

Sold Price ^{RS} **\$535,000** Sold Date **16-Oct-24**

Distance **2.05km**

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

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