

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

1/2 TENNYSON 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Delahey

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/4 EMILY STREET ST ALBANS VIC 3021	\$493,500	16-Nov-24
85B THEODORE STREET ST ALBANS VIC 3021	\$490,000	20-Dec-24
1/24 SHIRLEY STREET ST ALBANS VIC 3021	\$490,000	08-Feb-25

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 April 2025



3/4 EMILY STREET ST ALBANS VIC 3021 Sold Price **\$493,500** Sold Date **16-Nov-24**

2 1 1

Distance **1.98km**



85B THEODORE STREET ST ALBANS VIC 3021 Sold Price **\$490,000** Sold Date **20-Dec-24**

2 2 1

Distance **1.93km**



1/24 SHIRLEY STREET ST ALBANS VIC 3021 Sold Price Sold Date **08-Feb-25**

3 1 1

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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