

## 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 PALARA STREET DELAHEY VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Delahey

Period-from

01 May 2022

to

30 Apr 2023

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 6 BARRELL COURT DELAHEY VIC 3037 | \$655,000 | 31-Mar-23 |
| 14 POLTAVA WALK DELAHEY VIC 3037 | \$665,000 | 01-Nov-22 |
| 2 GRANITE WAY DELAHEY VIC 3037   | \$680,000 | 28-Jan-23 |

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: 01 May 2023



**6 BARRELL COURT DELAHEY VIC 3037**

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date

**31-Mar-23**

 3

 2

 2

Distance

**0.9km**



**14 POLTAVA WALK DELAHEY VIC 3037**

Sold Price

**\$665,000**

Sold Date

**01-Nov-22**

 3

 2

 2

Distance

**1.22km**



**2 GRANITE WAY DELAHEY VIC 3037**

Sold Price

**\$680,000**

Sold Date

**28-Jan-23**

 4

 2

 4

Distance

**1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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