

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

8 CASSINIA CLOSE 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Delahey

Period-from

01 Aug 2023

to

31 Jul 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

5 SANDSTONE COURT DELAHEY VIC 3037	\$630,000	04-Apr-24
15 ANAKIE WALK DELAHEY VIC 3037	\$637,000	04-Mar-24
1 COWLEY STREET DELAHEY VIC 3037	\$685,000	26-Jun-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: 14 August 2024



5 SANDSTONE COURT DELAHEY VIC 3037

Sold Price

^{RS}

\$630,000

Sold Date

04-Apr-24



4



2



2

Distance

1.41km



15 ANAKIE WALK DELAHEY VIC 3037

Sold Price

\$637,000

Sold Date

04-Mar-24



4



2



2

Distance

0.76km



1 COWLEY STREET DELAHEY VIC 3037

Sold Price

^{RS}

\$685,000

Sold Date

26-Jun-24



3



2



2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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