

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

7 CURRIE 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

\$570,000

&

\$620,000

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

2 THEMEDA COURT DELAHEY VIC 3037	\$620,000	17-Aug-24
2 IBSLEY COURT ST ALBANS VIC 3021	\$617,500	30-Nov-24
3 ANAKIE WALK DELAHEY VIC 3037	\$615,000	18-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: 06 December 2024



2 THEMEDA COURT DELAHEY VIC 3037

3 1 -

Sold Price

\$620,000

Sold Date

17-Aug-24

Distance

1.16km



2 IBSLEY COURT ST ALBANS VIC 3021

3 1 1

Sold Price

^{RS} **\$617,500**

Sold Date

30-Nov-24

Distance

1.99km



3 ANAKIE WALK DELAHEY VIC 3037

3 2 2

Sold Price

\$615,000

Sold Date

18-Oct-24

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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