

## 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 DERRIBONG COURT DELAHEY VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$639,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Delahey

Period-from

01 Apr 2023

to

31 Mar 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 PALARA STREET DELAHEY VIC 3037	\$710,000	17-May-23
2A VANESSA WAY DELAHEY VIC 3037	\$668,000	09-Mar-24
29 MENZIES DRIVE BURNSIDE HEIGHTS VIC 3023	\$718,000	19-Jan-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: 21 April 2024



## 1 PALARA STREET DELAHEY VIC 3037

3 2 2

Sold Price **\$710,000** Sold Date **17-May-23**

Distance **0.03km**



## 2A VANESSA WAY DELAHEY VIC 3037

3 2 3

Sold Price <sup>RS</sup> **\$668,000** Sold Date **09-Mar-24**

Distance **0.63km**



## 29 MENZIES DRIVE BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price **\$718,000** Sold Date **19-Jan-24**

Distance **1.82km**

RS = Recent sale      UN = Undisclosed Sale

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