

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

3 QUARTZ STREET 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Delahey

Period-from

01 Jun 2021

to

31 May 2022

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 GRANITE WAY DELAHEY VIC 3037	\$625,000	03-Mar-22
18 MAVIS CRESCENT KINGS PARK VIC 3021	\$625,000	26-May-22
59 GREVILLEA ROAD KINGS PARK VIC 3021	\$623,500	23-Feb-22

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: 15 June 2022



3 GRANITE WAY DELAHEY VIC 3037

 3  2  2

Sold Price **\$625,000** Sold Date **03-Mar-22**

Distance **0.09km**



18 MAVIS CRESCENT KINGS PARK VIC 3021

 3  1  4

Sold Price ^{RS} **\$625,000** Sold Date **26-May-22**

Distance **1.55km**



59 GREVILLEA ROAD KINGS PARK VIC 3021

 3  1  2

Sold Price **\$623,500** Sold Date **23-Feb-22**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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