

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Daly Court Darley VIC 3340

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

\$419,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Darley

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

52 Grey Street Darley VIC 3340	\$410,000	17-Oct-19
3 Greene Court Darley VIC 3340	\$465,500	03-Aug-19
7 Wedge Court Darley VIC 3340	\$462,500	25-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 November 2019



52 Grey Street Darley VIC 3340

Sold Price **\$410,000** Sold Date **17-Oct-19**

 3  2  2

Distance **0.16km**



3 Greene Court Darley VIC 3340

Sold Price **\$465,500** Sold Date **03-Aug-19**

 3  2  2

Distance **0.21km**



7 Wedge Court Darley VIC 3340

Sold Price **\$462,500** Sold Date **25-Jul-19**

 4  2  1

Distance **0.32km**



6 Morrison Drive Darley VIC 3340

Sold Price **\$420,000** Sold Date **10-Aug-19**

 3  1  1

Distance **0.24km**



82 Holts Lane Darley VIC 3340

Sold Price **\$455,000** Sold Date **28-Aug-19**

 3  1  2

Distance **0.32km**



8 Nelson Street Darley VIC 3340

Sold Price **\$420,000** Sold Date **04-Jul-19**

 3  2  1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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3 Urquhart Court Darley VIC 3340 Sold Price **\$450,000** Sold Date **17-May-19**
 Distance **0.57km**
 3 2 1



49 Wittick Street Darley VIC 3340 Sold Price **\$440,000** Sold Date **11-Jun-19**
 Distance **0.65km**
 3 2 2



105 Wittick Street Darley VIC 3340 Sold Price **\$444,000** Sold Date **10-Oct-19**
 Distance **0.89km**
 3 2 1



3 Luton Court Darley VIC 3340 Sold Price **\$440,000** Sold Date **29-Aug-19**
 Distance **0.93km**
 4 2 1



30A Lone Pine Square Bacchus Marsh VIC 3340 Sold Price **\$417,500** Sold Date **05-Jun-19**
 Distance **1.37km**
 4 2 2

RS = Recent sale UN = Undisclosed Sale

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