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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

11 Riversdale Crescent Darley VIC 3340

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$450,000

### Median Sale Price

\$490,000 Houses in Darley between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>21 Riversdale Crescent Darley VIC 3340</b> 3  1  2	Sold Price	<b>\$460,000</b>	Sold Date	<b>19-Oct-18</b>	Distance	<b>0.11km</b>
	<b>36 Links Road Darley VIC 3340</b> 3  2  4	Sold Price	<b>\$485,000</b>	Sold Date	<b>08-Oct-18</b>	Distance	<b>0.39km</b>
	<b>6 Hine Court Darley VIC 3340</b> 3  2  2	Sold Price	<b>\$440,000</b>	Sold Date	<b>27-Jul-18</b>	Distance	<b>1.63km</b>

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