

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	5/13 SILVERDALE DRIVE DARLEY VIC 3340
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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	\$429,000	&	\$469,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$410,000	Property type	Unit	Suburb	Darley
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 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
2/13 SILVERDALE DRIVE DARLEY VIC 3340	\$438,000	28-Nov-22
2/100 UNDERBANK BOULEVARD BACCHUS MARSH VIC 3340	\$450,000	07-Mar-24
6/17 PILMER STREET BACCHUS MARSH VIC 3340	\$435,000	14-Feb-24

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.~~

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**2/13 SILVERDALE DRIVE DARLEY
 VIC 3340**

Sold Price **\$438,000** Sold Date **28-Nov-22**

 3  1  -

Distance **0.05km**



**2/100 UNDERBANK BOULEVARD
 BACCHUS MARSH VIC 3340**

Sold Price ^{RS} **\$450,000** Sold Date **07-Mar-24**

 3  1  1

Distance **1.59km**



**6/17 PILMER STREET BACCHUS
 MARSH VIC 3340**

Sold Price ^{RS} **\$435,000** Sold Date **14-Feb-24**

 2  1  1

Distance **2.4km**

RS = Recent sale UN = Undisclosed Sale

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