

**Rayner**

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

51 Riversdale Crescent 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

\$249,000

&

\$269,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$250,400

\*House

\*Unit

Suburb

Darley

Period-from

01 Feb 2018

to

31 Jan 2019

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 six 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

4 Swans Road Darley VIC 3340	\$270,000	23-Sep-18
21 Darley Drive Darley VIC 3340	\$265,000	04-May-18
16 Myers Street Darley VIC 3340	\$265,000	17-Aug-18

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 six months.~~

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#### 4 Swans Road Darley VIC 3340

Sold Price **\$270,000** Sold Date **23-Sep-18**

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Distance **0.53km**



#### 21 Darley Drive Darley VIC 3340

Sold Price **\$265,000** Sold Date **04-May-18**

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Distance **1.12km**



#### 16 Myers Street Darley VIC 3340

Sold Price Sold Date **17-Aug-18**

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Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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