

STATEMENT OF INFORMATION

9/36 SOMERTON COURT, DARLEY, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9/36 SOMERTON COURT, DARLEY, VIC







Indicative Selling Price

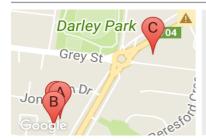
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

360,000 to 390,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (Unit)

\$320,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



10/36 SOMERTON CRT, DARLEY, VIC 3340







Sale Price

\$343,000

Sale Date: 01/03/2018

Distance from Property: 11m





3/36 SOMERTON CRT, DARLEY, VIC 3340









Sale Price

\$312,000

Sale Date: 16/11/2017

Distance from Property: 36m





1/18 GREY ST, DARLEY, VIC 3340





Sale Price

\$315,000

Sale Date: 15/02/2018

Distance from Property: 389m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9/36 SOMERTON COURT, DARLEY, VIC 3340
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 360,000 to 390,000

Median sale price

Median price	\$320,000	House	Unit 🔀	Suburb	DARLEY	
Period	01 April 2017 to 31 March 2018		Source	p	pricefinder	

Comparable property sales

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
10/36 SOMERTON CRT, DARLEY, VIC 3340	\$343,000	01/03/2018
3/36 SOMERTON CRT, DARLEY, VIC 3340	\$312,000	16/11/2017
1/18 GREY ST, DARLEY, VIC 3340	\$315,000	15/02/2018