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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

4 Angliss Court Darley VIC 3340

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## Indicative Selling Price

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

Range between \$280,000 & \$300,000













## Median Sale Price

\$250,800 Lands in Darley between 01 Apr 2018 - 31 Mar 2019

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>4 Swans Road Darley VIC 3340</b>	Sold Price	<b>\$270,000</b>	Sold Date	<b>23-Sep-18</b>
	 -  -  -			Distance	<b>0.71km</b>
	<b>10 Todd Court Darley VIC 3340</b>	Sold Price	<b>\$229,000</b>	Sold Date	<b>10-Oct-18</b>
	 -  -  2			Distance	<b>0.85km</b>
	<b>3 Benson Valley Road Darley VIC 3340</b>	Sold Price	<b>\$400,000</b>	Sold Date	<b>07-Dec-18</b>
	 -  -  -			Distance	<b>1.22km</b>

RS = Recent sale      UN = Undisclosed Sale

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