# 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

2 Meridie Way 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	\$595,000	&	\$620,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$508,750	Prop	roperty type		House	Suburb	Darley
Period-from	01 Mar 2020	to	28 Feb 2021 S		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	
22 Maisie Court Bacchus Marsh VIC 3340	\$615,000	26-Nov-20	
8 Maisie Court Bacchus Marsh VIC 3340	\$569,500	18-Dec-20	
5 Correa Court Darley VIC 3340	\$610,000	13-Jan-21	

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.

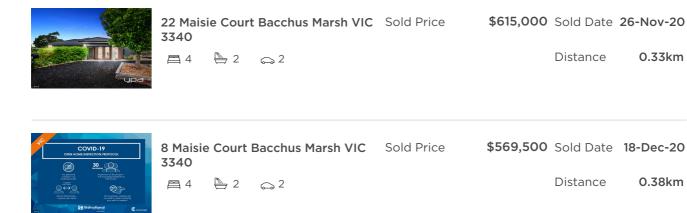
This Statement of Information was prepared on: 01 March 2021



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	5 Corre	ea Court	Darley VIC 3340	Sold Price	<sup>RS</sup> \$610,000 Sold Date	13-Jan-21
	酉 4	2	ç <b>a</b> 2		Distance	0.58km

#### RS = Recent sale UN = Undisclosed Sale

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