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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

38 Darley Drive Darley VIC 3340



## Indicative Selling Price

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

Single Price \$320,000







## 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>0.63km</b>
	<b>32 Maddison Circuit Darley VIC 3340</b>	Sold Price	<b>\$485,000</b>	Sold Date	<b>12-Feb-19</b>
				Distance	<b>1.05km</b>
	<b>12 Hartog Grove Darley VIC 3340</b>	Sold Price	<b>\$345,000</b>	Sold Date	<b>18-Mar-19</b>
				Distance	<b>1.49km</b>

RS = Recent sale

UN = Undisclosed Sale

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