



STATEMENT OF INFORMATION

Prepared on 06 Oct 2017

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HOUSE Offered for Sale

2/36 Somerton Court Darley VIC 3340

3 2 2

Indicative Selling Price

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

Range between \$319,000 & \$349,000

Median Sale Price

\$383,000 Houses in Darley between Oct 2016 - Sep 2017

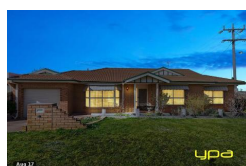
Source: CoreLogic

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.



12 Valentina Drive Darley VIC 3340	Sold Price	\$345,000	Sold Date	21-May-16
3 2 2			Distance	1.96km



2 Davies Street Darley VIC 3340	Sold Price	\$335,000	Sold Date	11-Sep-17
3 1 1			Distance	0.64km



61 Cromarty Circuit Darley VIC 3340	Sold Price	\$334,000	Sold Date	25-Aug-17
3 2 2			Distance	1.86km

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80A Albert Street Darley VIC 3340	Sold Price	\$329,500	Sold Date	21-Oct-16
3 2 2			Distance	0.93km

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