

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

25 Riversdale Crescent 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

\$579,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,500

Property type

House

Suburb

Darley

Period-from

01 Jun 2019

to

31 May 2020

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

12 Gleneagles Court Darley VIC 3340	\$535,000	04-Feb-20
11 Carlogie Place Darley VIC 3340	\$650,000	06-Jan-20
25 Links Road Darley VIC 3340	\$661,000	14-Nov-19

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: 24 June 2020



12 Gleneagles Court Darley VIC 3340

 3  1  -

Sold Price

\$535,000

Sold Date **04-Feb-20**

Distance

0.3km



11 Carlogie Place Darley VIC 3340

 4  3  2

Sold Price

\$650,000

Sold Date **06-Jan-20**

Distance

0.18km



25 Links Road Darley VIC 3340

 4  2  2

Sold Price

\$661,000

Sold Date **14-Nov-19**

Distance

0.32km



4 Riversdale Crescent Darley VIC 3340

 3  2  2

Sold Price

\$541,500

Sold Date **03-Oct-19**

Distance

0.11km



27 Fitzroy Street Darley VIC 3340

 3  2  5

Sold Price

\$575,000

Sold Date **13-Sep-19**

Distance

1.94km



18 Victoria Street Darley VIC 3340

 3  1  2

Sold Price

\$490,000

Sold Date **29-Apr-20**

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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179 Gisborne Road Darley VIC 3340 Sold Price **\$520,150** Sold Date **01-Jul-19**

 4  2  1

Distance **2.56km**

RS = Recent sale **UN** = Undisclosed Sale

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