

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

8 Nathan Drive 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,250

Property type

House

Suburb

Darley

Period-from

01 May 2020

to

30 Apr 2021

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

7 Todd Court Darley VIC 3340	\$500,000	11-May-21
12 Costello Close Bacchus Marsh VIC 3340	\$505,000	04-Feb-21
12 Powlett Street Maddingley VIC 3340	\$507,500	27-Feb-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: 26 May 2021

	7 Todd Court Darley VIC 3340	Sold Price	^{RS} \$500,000	Sold Date	11-May-21
	 3  2  2			Distance	0.36km
	12 Costello Close Bacchus Marsh VIC 3340	Sold Price	^{RS} \$505,000	Sold Date	04-Feb-21
	 3  2  2			Distance	1.06km
	12 Powlett Street Maddingley VIC 3340	Sold Price	\$507,500	Sold Date	27-Feb-21
	 3  2  2			Distance	2.9km
	80 Holts Lane Darley VIC 3340	Sold Price	\$472,500	Sold Date	10-Mar-21
	 3  1  4			Distance	0.31km
	4 Wittick Street Darley VIC 3340	Sold Price	\$495,000	Sold Date	22-Jan-21
	 3  2  2			Distance	0.76km
	33 Mimulus Road Maddingley VIC 3340	Sold Price	\$485,000	Sold Date	10-Feb-21
	 3  2  2			Distance	3.09km

RS = Recent sale UN = Undisclosed Sale

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7 Delahey Close Maddingley VIC 3340

 3  2  2

Sold Price ^{RS} **\$495,000** Sold Date **23-Mar-21**

Distance **3.93km**



9 Davison Court Maddingley VIC 3340

 3  2  2

Sold Price **\$490,000** Sold Date **07-Dec-20**

Distance **4.24km**

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

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