# 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

4 Quaille Court 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	\$699,000	&	\$719,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$506,250	Prop	erty 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
25 Robertsons Road Darley VIC 3340	\$682,000	04-Mar-21
10 Dunn Court Darley VIC 3340	\$685,000	22-Feb-21
7 Maddison Circuit Darley VIC 3340	\$720,000	29-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.

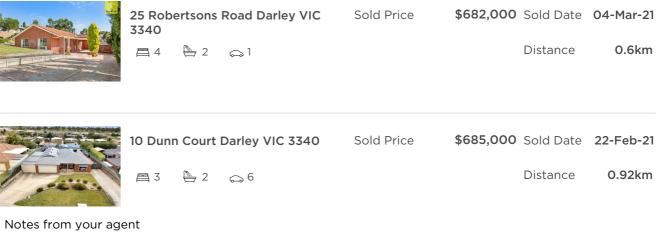
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RS = Recent sale UN = Undisclosed Sale

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