

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

12 Valentina 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

Darley

Period-from

01 Feb 2021

to

31 Jan 2022

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

115 Wittick Street Darley VIC 3340	\$630,000	22-Nov-21
3 Urquhart Court Darley VIC 3340	\$640,000	03-Feb-22
30 Ramsay Crescent Darley VIC 3340	\$655,000	08-Nov-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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Steve Creese
P 03 5367 2333
M 0475 888 101
E steve.creese@arbeerealestate.com.au



115 Wittick Street Darley VIC 3340 Sold Price **\$630,000** Sold Date **22-Nov-21**

4 1 -

Distance **0.44km**



3 Urquhart Court Darley VIC 3340 Sold Price ^{RS} **\$640,000** Sold Date **03-Feb-22**

3 2 2

Distance **1.07km**



30 Ramsay Crescent Darley VIC 3340 Sold Price **\$655,000** Sold Date **08-Nov-21**

4 2 2

Distance **0.38km**

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

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