

**Rayner**

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

59 Darley 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

\$575,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$508,500

\*House

X

\*Unit

Suburb

Darley

Period-from

01 May 2018

to

30 Apr 2019

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

51 Darley Drive Darley VIC 3340	\$530,000	04-Sep-18
10 Currington Crescent Darley VIC 3340	\$700,000	26-Sep-18
14 Lilly Pilly Court Darley VIC 3340	\$599,000	13-Sep-18

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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**51 Darley Drive Darley VIC 3340**

Sold Price

**\$530,000**

Sold Date

**04-Sep-18**

 4  2  2

Distance

**0.08km**



**10 Currington Crescent Darley VIC 3340**

Sold Price

**\$700,000**

Sold Date

**26-Sep-18**

 4  2  2

Distance

**0.8km**



**14 Lilly Pilly Court Darley VIC 3340**

Sold Price

**\$599,000**

Sold Date

**13-Sep-18**

 4  2  2

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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