

## 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

18 Silverdale Drive Darley VIC 3340

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&amp;

\$640,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$508,000

\*House

X

\*Unit

Suburb

Darley

Period-from

01 Aug 2018

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 39 Silverdale Drive Darley VIC 3340     | \$590,000 | 05-Nov-18 |
| 57 Clifton Drive Bacchus Marsh VIC 3340 | \$600,000 | 28-May-19 |
| 49 Clifton Drive Bacchus Marsh VIC 3340 | \$600,000 | 17-Apr-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: 21 August 2019

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39 Silverdale Drive Darley VIC 3340 Sold Price **\$590,000** Sold Date 05-Nov-18

4 2 2

Distance 0.27km



57 Clifton Drive Bacchus Marsh VIC 3340 Sold Price <sup>RS</sup> **\$600,000** Sold Date 28-May-19

4 2 2

Distance 0.66km



49 Clifton Drive Bacchus Marsh VIC 3340 Sold Price **\$600,000** Sold Date 17-Apr-19

3 2 4

Distance 0.85km

RS = Recent sale

UN = Undisclosed Sale

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