

# STATEMENT OF INFORMATION

5 ALBERT STREET, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 ALBERT STREET, DARLEY, VIC 3340**

2 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$305,000 to \$315,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

## MEDIAN SALE PRICE



**DARLEY, VIC, 3340**

Suburb Median Sale Price (Unit)

**\$300,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**168 GISBORNE RD, DARLEY, VIC 3340**

2 1 1

## Sale Price

**\*\$302,000**

Sale Date: 19/07/2017

Distance from Property: 574m



**3 ALBERT ST, DARLEY, VIC 3340**

2 1 1

## Sale Price

**\$285,000**

Sale Date: 01/07/2017

Distance from Property: 12m



**12 WELLINGTON ST, DARLEY, VIC 3340**

2 2 2

## Sale Price

**\$350,000**

Sale Date: 23/02/2017

Distance from Property: 163m



This report has been compiled on 13/11/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

5 ALBERT STREET, DARLEY, VIC 3340

Indicative selling price

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Price Range:

\$305,000 to \$315,000

Median sale price

Median price

\$300,000

House

Unit

X


Suburb

DARLEY

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
168 GISBORNE RD, DARLEY, VIC 3340	*\$302,000	19/07/2017
3 ALBERT ST, DARLEY, VIC 3340	\$285,000	01/07/2017
12 WELLINGTON ST, DARLEY, VIC 3340	\$350,000	23/02/2017