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



MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (Unit)

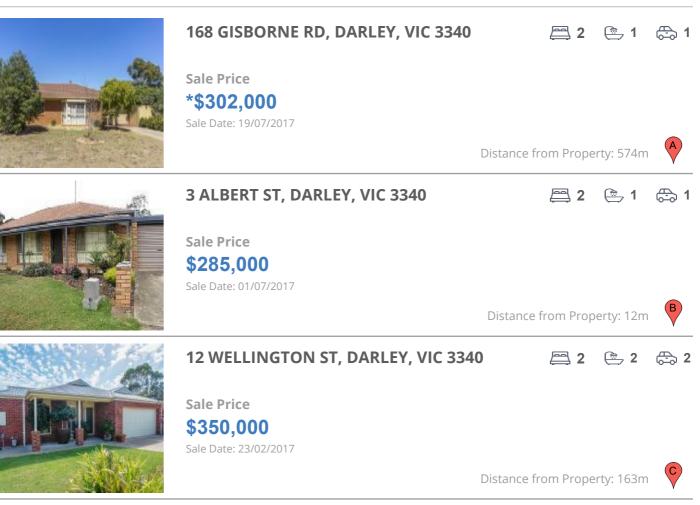
\$300,000

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.



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

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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

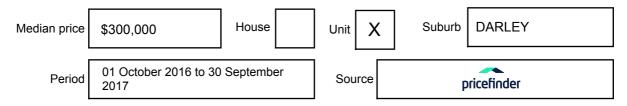
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$305,000 to \$315,000

Median sale price



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