

STATEMENT OF INFORMATION

26 MORRISON DRIVE, DARLEY, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**26 MORRISON DRIVE, DARLEY, VIC 3340****3****1****2****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:****415,000 to 435,000**

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE

**DARLEY, VIC, 3340****Suburb Median Sale Price (House)****\$419,500**

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.

**3 DALY CRT, DARLEY, VIC 3340****3****1****2****Sale Price*****\$380,000**

Sale Date: 25/11/2017

Distance from Property: 442m

**7 DALY CRT, DARLEY, VIC 3340****3****1****1****Sale Price*****\$385,000**

Sale Date: 13/10/2017

Distance from Property: 482m

**29 WITTICK ST, DARLEY, VIC 3340****3****3****1****Sale Price*****\$518,000**

Sale Date: 09/10/2017

Distance from Property: 272m

**This report has been compiled on 11/12/2017 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

26 MORRISON DRIVE, DARLEY, VIC 3340

Indicative selling price

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

Price Range:

415,000 to 435,000

Median sale price

Median price

\$419,500

House

X

Unit


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
3 DALY CRT, DARLEY, VIC 3340	*\$380,000	25/11/2017
7 DALY CRT, DARLEY, VIC 3340	*\$385,000	13/10/2017
29 WITTICK ST, DARLEY, VIC 3340	*\$518,000	09/10/2017