

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 11 Broadbent Street, Darnum Vic 3822

### Indicative selling price

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

Single price \$499,000

### Median sale price

Median price \$525,000 Property type House Suburb Darnum  
Period - From 01/01/2024 to 31/12/2024 Source property.com.au

### 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
10 Pedder Street, Darnum Vic 3822	\$549,000	11/04/2024
4 Darnum-Allambree Road, Darnum Vic 3822	\$540,000	24/06/2024
6 Lewis Street, Darnum Vic 3822	\$470,000	02/06/2024

This Statement of Information was prepared on: 20/01/2025