

STATEMENT OF INFORMATION

38 JONATHAN DRIVE, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 JONATHAN DRIVE, DARLEY, VIC 3340



Indicative Selling Price

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

Price Range: \$380,000 to \$400,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (House)

\$450,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



10 DALY CRT, DARLEY, VIC 3340



Sale Price

***\$440,000**

Sale Date: 29/05/2018

Distance from Property: 306m



51 JONATHAN DR, DARLEY, VIC 3340

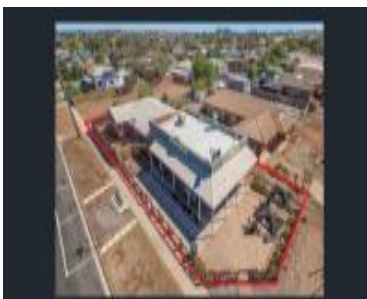


Sale Price

\$377,000

Sale Date: 21/04/2018

Distance from Property: 166m



1 SHELDON AVE, DARLEY, VIC 3340



Sale Price

\$588,000

Sale Date: 18/04/2018

Distance from Property: 433m



This report has been compiled on 07/06/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 JONATHAN DRIVE, DARLEY, VIC 3340

Indicative selling price

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Price Range:

\$380,000 to \$400,000

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

DARLEY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 DALY CRT, DARLEY, VIC 3340	*\$440,000	29/05/2018
51 JONATHAN DR, DARLEY, VIC 3340	\$377,000	21/04/2018
1 SHELDON AVE, DARLEY, VIC 3340	\$588,000	18/04/2018