

## 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  
Including suburb and  
postcode

3/9 ROSS STREET DARLEY VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$399,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Darley

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

7/27 CROMARTY CIRCUIT DARLEY VIC 3340	\$400,000	29-Jan-24
9/13 SILVERDALE DRIVE DARLEY VIC 3340	\$410,000	22-Jan-24
24 SOMERTON COURT DARLEY VIC 3340	\$415,000	01-Oct-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 January 2025

Steve Creese

P 03 5367 2333

M 0475 888 101

E [steve@bacchusmarshrealestate.com.au](mailto:steve@bacchusmarshrealestate.com.au)



**7/27 CROMARTY CIRCUIT DARLEY  
VIC 3340**

3 2 -

Sold Price

**\$400,000**

Sold Date

**29-Jan-24**

Distance

**0.43km**



**9/13 SILVERDALE DRIVE DARLEY  
VIC 3340**

3 2 1

Sold Price

**\$410,000**

Sold Date

**22-Jan-24**

Distance

**0.55km**



**24 SOMERTON COURT DARLEY  
VIC 3340**

3 1 2

Sold Price

**\$415,000**

Sold Date

**01-Oct-24**

Distance

**1.77km**

RS = Recent sale

UN = Undisclosed Sale

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