

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

134 Halletts Way Darley VIC 3340

Indicative selling price

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

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Darley

Period-from

01 Sep 2020

to

31 Aug 2021

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

8 Chicory Drive Bacchus Marsh VIC 3340	\$1,530,000	20-Aug-21
10 Ramsay Crescent Darley VIC 3340	\$1,125,000	18-Jul-21
24 Manning Boulevard Darley VIC 3340	\$1,200,000	10-May-21

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.~~

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8 Chicory Drive Bacchus Marsh VIC 3340

Sold Price

^{RS} **\$1,530,000**

Sold Date

20-Aug-21

5

4

9

Distance

1.02km



10 Ramsay Crescent Darley VIC 3340

Sold Price

^{RS} **\$1,125,000**

Sold Date

18-Jul-21

4

2

10

Distance

1.16km



24 Manning Boulevard Darley VIC 3340

Sold Price

\$1,200,000

Sold Date

10-May-21

5

3

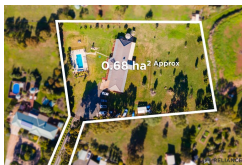
4

Distance

1.43km

Notes from your agent

Sold for \$1,200,000



5 Swans Road Darley VIC 3340

Sold Price

^{RS} **\$1,300,000**

Sold Date

13-Aug-21

4

2

2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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