

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

99A Grey Street 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

or range
between

\$729,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Darley

Period-from

01 Feb 2019

to

31 Jan 2020

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

39 McCullagh Street Bacchus Marsh VIC 3340	\$725,000	18-Dec-19
34 Darley Drive Darley VIC 3340	\$722,000	09-Nov-19
89 Dundas Street Darley VIC 3340	\$755,000	17-Dec-19

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: 13 February 2020



39 McCullagh Street Bacchus Marsh VIC 3340 Sold Price **\$725,000** Sold Date **18-Dec-19**

 4  3  3

Distance **0.98km**



34 Darley Drive Darley VIC 3340 Sold Price **\$722,000** Sold Date **09-Nov-19**

 4  2  2

Distance **1.29km**



89 Dundas Street Darley VIC 3340 Sold Price **\$755,000** Sold Date **17-Dec-19**

 4  2  2

Distance **1.89km**



143 Holts Lane Darley VIC 3340 Sold Price **\$610,000** Sold Date **26-Aug-19**

 4  2  2

Distance **0.4km**



12 Silverdale Drive Darley VIC 3340 Sold Price **\$555,000** Sold Date **07-Dec-19**

 4  2  2

Distance **0.52km**



14 Dunn Court Darley VIC 3340 Sold Price **\$575,000** Sold Date **19-Aug-19**

 3  2  2

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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15 Dunn Court Darley VIC 3340

Sold Price

\$665,000

Sold Date

28-Nov-19

 4  2  2

Distance

0.57km



23 Currington Crescent Darley VIC 3340

Sold Price

\$620,000

Sold Date

14-Jan-20

 5  2  2

Distance

0.75km



3 Epsom Close Bacchus Marsh VIC 3340

Sold Price

\$643,000

Sold Date

16-Dec-19

 4  2  2

Distance

1.29km



10 Higgins Court Bacchus Marsh VIC 3340

Sold Price

\$660,000

Sold Date

25-Nov-19

 4  2  2

Distance

1.35km



61 Dundas Street Darley VIC 3340

Sold Price

\$681,000

Sold Date

22-Nov-19

 4  2  2

Distance

1.7km



3 Joan Court Bacchus Marsh VIC 3340

Sold Price

\$790,000

Sold Date

28-Oct-19

 4  2  2

Distance

1.73km

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5 Amstel Close Darley VIC 3340

Sold Price **\$640,000** Sold Date **30-Oct-19**

 4  2  2

Distance **1.83km**



25 Links Road Darley VIC 3340

Sold Price **\$661,000** Sold Date **04-Dec-19**

 4  2  2

Distance **1.99km**



7 Roman Drive Darley VIC 3340

Sold Price **\$630,000** Sold Date **06-Oct-19**

 4  2  2

Distance **0.6km**

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