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	Prope	erty type	House		Suburb	Darley
Period-from	01 Feb 2019	to	31 Jan 2	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



consumer.vic.gov.au



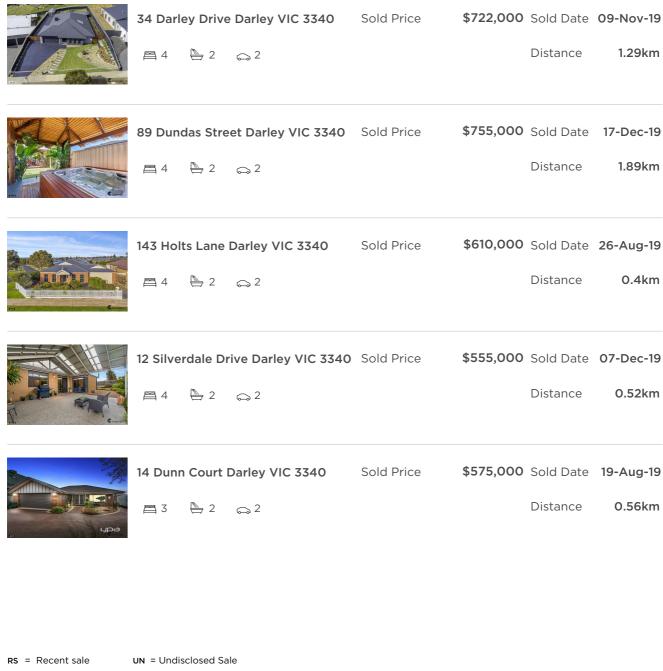
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\$725,000 Sold Date 18-Dec-19

Distance

0.98km



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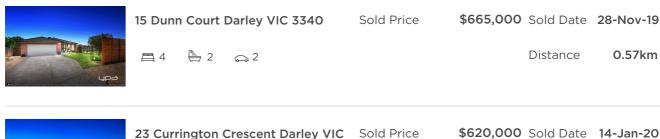
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23 Cur 3340	rington	Crescent Darley VIC	Sold Price	\$620,000	Sold Date	14-Jan-20
酉 5	2				Distance	0.75km



3 Epso 3340	m Close	Bacchus Marsh VIC	Sold Price	\$643,000	Sold Date	16-Dec-19
= 4	2	⇔ 2			Distance	1.29km



10 Higg VIC 33	gins Cou 40	irt Bacchus Marsh	Sold Price	\$660,000	Sold Date	25-Nov-19
昌 4	2	G⊋ 2			Distance	1.35km



ý	61 Dun	das Stre	et Darley VIC 3340	Sold Price	\$681,000	Sold Date	22-Nov-19
F	昌 4	2	⇔ 2			Distance	1.7km
anfeir.							



3 Joan 3340	Court B	acchus Marsh VIC	Sold Price	\$790,000	Sold Date	28-Oct-19
酉 4	2				Distance	1.73km

RS = Recent sale UN = Undisclosed Sale

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5 Amstel Close Darley VIC 3340	Sold Price	\$640,000 Sold Date 30-Oct-19
🛱 4 A 🕞 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

RS = Recent sale UN = Undisclosed Sale

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