

STATEMENT OF INFORMATION

22 MANNING BOULEVARD, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**22 MANNING BOULEVARD, DARLEY, VIC**

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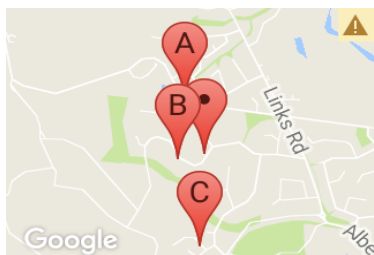


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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$800,000 to \$850,000**

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.

**36 SWANS RD, DARLEY, VIC 3340**

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Sale Price***\$622,000**

Sale Date: 28/05/2018

Distance from Property: 427m

**39 MANNING BVD, DARLEY, VIC 3340**

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Sale Price***\$890,000**

Sale Date: 21/03/2018

Distance from Property: 176m

**7 CURRINGTON CRES, DARLEY, VIC 3340**

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Sale Price**\$555,000**

Sale Date: 30/01/2018

Distance from Property: 664m

**This report has been compiled on 05/06/2018 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

22 MANNING BOULEVARD, DARLEY, VIC 3340

Indicative selling price

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

Price Range:

\$800,000 to \$850,000

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
36 SWANS RD, DARLEY, VIC 3340	*\$622,000	28/05/2018
39 MANNING BVD, DARLEY, VIC 3340	*\$890,000	21/03/2018
7 CURRINGTON CRES, DARLEY, VIC 3340	\$555,000	30/01/2018