# 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

6 LIGHT CLOSE DARLEY VIC 3340

## Indicative selling price

Period-from

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

Single Price		or rang betwee		&	\$729,000
<b>Median sale price</b> (*Delete house or unit as ap	plicable)				
Median Price	\$705,000	Property type	House	Suburb	Darley

28 Feb 2023

Source

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

01 Mar 2022

**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.

to

Address of comparable property	Price	Date of sale
3 LIGHT CLOSE DARLEY VIC 3340	\$745,000	23-May-22
10 ROMAN DRIVE DARLEY VIC 3340	\$657,800	05-May-22
8 LIGHT CLOSE DARLEY VIC 3340	\$650,000	17-Mar-22

#### 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: 22 March 2023

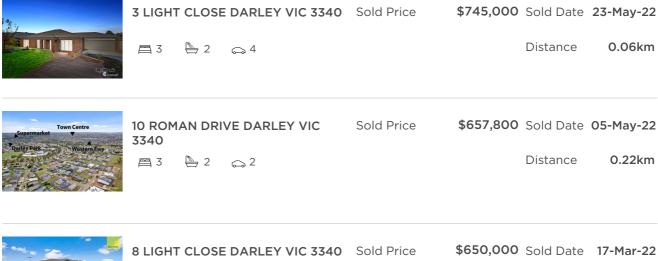


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consumer.vic.gov.au



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8 LIGHT CLOSE DARLEY VIC 3340	Sold Price	\$050,000 Sold Date	17-Mar-22
🖴 4 🕒 2 🞧 2		Distance	0.02km

#### RS = Recent sale UN = Undisclosed Sale

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