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

1A Nathan Drive 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	\$459,000	&	\$489,000			
Median sale price							

(*Delete house or unit as applicable)

Median Price	\$510,000	Prop	erty type		House	Suburb	Darley
Period-from	01 Mar 2020	to	28 Feb 2	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
101 Holts Lane Darley VIC 3340	\$450,000	28-Oct-20
37 Dickson Street Bacchus Marsh VIC 3340	\$440,000	09-Dec-20
99 Halletts Way Bacchus Marsh VIC 3340	\$445,000	29-Nov-20

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.

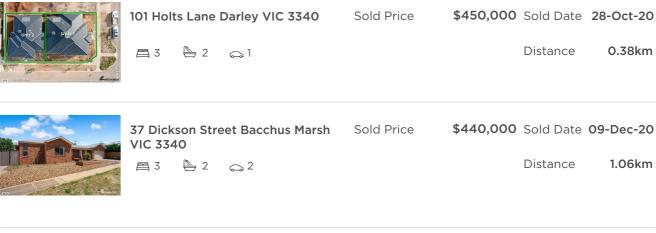
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Jodi Nash M 0419342120





99 Hall 3340	etts Wa	y Bacchus Marsh VIC	Sold Price	\$445,000	Sold Date 29-Nov-20		
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1	11 Lone Pine Square Bacchus Marsh VIC 3340			Sold Price	\$430,000	Sold Date	23-Aug-20
	= 3	2	ය 2			Distance	1.38km

RS = Recent sale UN = Undisclosed Sale

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