STATEMENT OF INFORMATION

3 CAIN STREET, DARLEY, VIC 3340 PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



COMPARABLE PROPERTIES

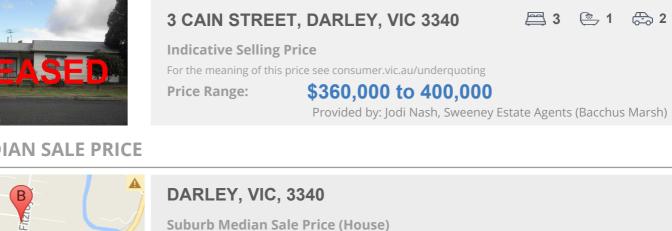
The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

01 October 2016 to 30 September 2017

Provided by: pricefinder

\$415,500

4 FITZROY ST, DARLEY, VIC 3340 二 3 ھ 1 **E**1 **Sale Price** *\$380,000 Sale Date: 27/10/2017 Distance from Property: 464m 45 FITZROY ST, DARLEY, VIC 3340 🖴 3 🔍 2 合 1 **Sale Price** *\$369,000 Sale Date: 18/09/2017 Distance from Property: 544m



This report has been compiled on 13/11/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3 CAIN STREET, DARLEY, VIC 3340

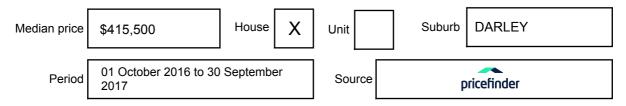
Indicative selling price

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

Price Range:

\$360,000 to 400,000

Median sale price



Comparable property sales

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.

Address of comparable property	Price	Date of sale
4 FITZROY ST, DARLEY, VIC 3340	*\$380,000	27/10/2017
45 FITZROY ST, DARLEY, VIC 3340	*\$369,000	18/09/2017