

# 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



## 3 CAIN STREET, DARLEY, VIC 3340

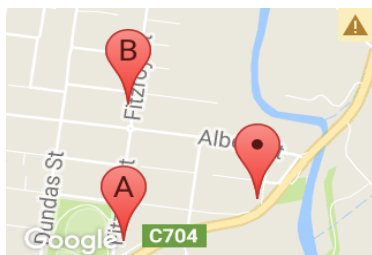
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$360,000 to 400,000**

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

## MEDIAN SALE PRICE



## DARLEY, VIC, 3340

Suburb Median Sale Price (House)

**\$415,500**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## 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.



## 4 FITZROY ST, DARLEY, VIC 3340

3 1 1

## Sale Price

**\*\$380,000**

Sale Date: 27/10/2017

Distance from Property: 464m



## 45 FITZROY ST, DARLEY, VIC 3340

3 2 1

## Sale Price

**\*\$369,000**

Sale Date: 18/09/2017

Distance from Property: 544m



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

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Price Range:

\$360,000 to 400,000

Median sale price

Median price

\$415,500

House

X

Unit


Suburb

DARLEY

Period

01 October 2016 to 30 September 2017

Source



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