

---

**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

9 Meridie Way Darley VIC 3340

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$589,000 or range between N/A & N/A

**Median sale price**

Median price \$508,500 \*House X \*Unit Suburb Darley VIC 3340

Period - From Jun 2018 to May 2019 Source Core Logic / RP data

**Comparable property sales**

**A\*** 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
67 Gisborne Road Bacchus Marsh VIC 3340	\$560,000	18-Feb-19
68 Connor Street Bacchus Marsh VIC 3340	\$580,000	11-Feb-19
49 Clarinda Street Bacchus Marsh VIC 3340	\$585,000	20-Dec-18

---