

STATEMENT OF INFORMATION

9 DUNN COURT, DARLEY, VIC

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 DUNN COURT, DARLEY, VIC

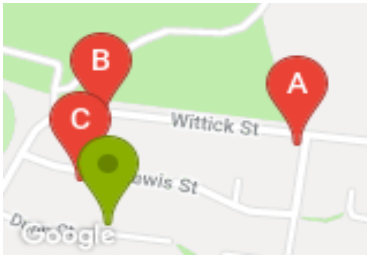
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$599,000 to \$649,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (House)

\$450,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



53 WITTICK ST, DARLEY, VIC 3340

4
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Sale Price

***\$552,500**

Sale Date: 11/07/2018

Distance from Property: 340m



89 WITTICK ST, DARLEY, VIC 3340

4
 3
 2

Sale Price

\$670,000

Sale Date: 16/03/2018

Distance from Property: 185m



5 LEWIS ST, DARLEY, VIC 3340

4
 2
 2

Sale Price

\$615,000

Sale Date: 12/03/2018

Distance from Property: 92m



This report has been compiled on 18/07/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - 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

9 DUNN COURT, DARLEY, VIC

Indicative selling price

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

Price Range:

\$599,000 to \$649,000

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

DARLEY

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
53 WITTICK ST, DARLEY, VIC 3340	*\$552,500	11/07/2018
89 WITTICK ST, DARLEY, VIC 3340	\$670,000	16/03/2018
5 LEWIS ST, DARLEY, VIC 3340	\$615,000	12/03/2018