

## 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 3 Packham Court Darley

### Indicative selling price

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

Single price \$355,000

### Median sale price

Median price \$346,000 \*House x \*Unit Suburb Kurunjang  
Period - From June 2016 to May 2017 Source REIV propertydata.com.au

### 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 |
|--------------------------------|------------|--------------|
| 1 2 Davies st Darley           | \$ 335,000 | 11/9/2017    |
| 2 20 Todd court Darley         | \$ 325,000 | 1/7/2017     |
| 3 24 swans rd Darley           | \$ 335,000 | 3/4/2017     |

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

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.