

### STATEMENT OF INFORMATION

119A HALLETTS WAY, DARLEY, VIC 3340



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 119A HALLETTS WAY, DARLEY, VIC 3340 🕮 - 🕒 - 😂 -







**Indicative Selling Price** 

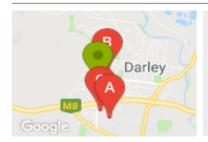
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$439,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

#### **MEDIAN SALE PRICE**



#### DARLEY, VIC, 3340

**Suburb Median Sale Price (Other)** 

\$690,000

01 April 2018 to 31 March 2019

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.



#### 3 ARNOLD RD, BACCHUS MARSH, VIC 3340







Sale Price

\$330,000

Sale Date: 01/08/2018

Distance from Property: 978m





#### 32 MADDISON CCT, DARLEY, VIC 3340







Sale Price

\$485,000

Sale Date: 12/02/2019

Distance from Property: 428m





#### 46 MCCULLAGH ST, BACCHUS MARSH, VIC







**Sale Price** 

\$330,000

Sale Date: 03/08/2018

Distance from Property: 721m



#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	
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#### Indicative selling price

For the meaning of thi	s price see consumer.vic.gov.au/under	quoting

Single Price:	\$439,000

#### Median sale price

Median price	\$690,000	House	Unit	Suburb	DARLEY
Period	01 April 2018 to 31 March 2019		Source	p	ricefinder

#### 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 3 ARNOLD RD, BACCHUS MARSH, VIC 3340 \$330,000 01/08/2018 32 MADDISON CCT, DARLEY, VIC 3340 \$485,000 12/02/2019 46 MCCULLAGH ST, BACCHUS MARSH, VIC 3340 \$330,000 03/08/2018

