



## STATEMENT OF INFORMATION

Prepared on 27 Aug 2019

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

5 Iredell Court Darley VIC 3340

4 2 2

### Indicative Selling Price

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

Range between \$589,000 & \$609,000

### Median Sale Price

\$508,000 Houses in Darley between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

### 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.



6 Iredell Court Darley VIC 3340

Sold Price \$740,000 Sold Date 10-May-19

3 2 2

Distance 0.06km

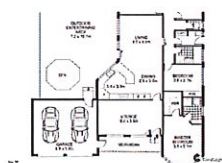


59 Darley Drive Darley VIC 3340

Sold Price \$576,000 Sold Date 30-Jul-19

4 2 2

Distance 1.24km



10 Vance Close Darley VIC 3340

Sold Price \$665,000 Sold Date 27-Apr-19

4 2 2

Distance 1.5km

RS = Recent sale

UN = Undisclosed Sale

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