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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

42 Silverdale Drive Darley VIC 3340

4 2 2

Indicative Selling Price

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

Single Price \$685,000

Median Sale Price

\$490,000 Houses in Darley between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



7 Silverdale Drive Darley VIC 3340	Sold Price	\$682,500	Sold Date	09-Jul-18
4 2 2			Distance	0.27km



3 Maddison Circuit Darley VIC 3340	Sold Price	\$647,500	Sold Date	21-Nov-18
4 2 2			Distance	0.77km



89 Wittick Street Darley VIC 3340	Sold Price	\$670,000	Sold Date	16-Mar-18
4 2 2			Distance	1.16km

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