



## STATEMENT OF INFORMATION

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Lucas Ekerbicer

P 97468899

M 0418465892

E lekerbicer@ypa.com.au

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

43 Maddison Circuit Darley VIC 3340

4 2 3

### Indicative Selling Price

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

Range between \$640,000 & \$670,000

### Median Sale Price

\$505,000 Houses in Darley between 01 Mar 2018 - 28 Feb 2019

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.



**3 Maddison Circuit Darley VIC 3340** Sold Price **\$647,500** Sold Date **07-Nov-18**

4 2 2

Distance **0.24km**



**27 Carey Crescent Bacchus Marsh VIC 3340** Sold Price <sup>RS</sup> **\$670,000** Sold Date **05-Mar-19**

4 2 2

Distance **1.33km**



**4 Cotton Court Darley VIC 3340** Sold Price **\$663,000** Sold Date **03-Dec-18**

4 2 2

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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