

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 RIVERBEND DRIVE DARLEY VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$819,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

Suburb

Darley

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

15 RIVERBEND DRIVE DARLEY VIC 3340	\$940,000	28-Jul-22
8 HARVEST HOME ROAD DARLEY VIC 3340	\$860,000	03-Oct-22
4 IREDELL COURT DARLEY VIC 3340	\$910,000	10-Oct-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08 May 2023



15 RIVERBEND DRIVE DARLEY VIC 3340

Sold Price

\$940,000

Sold Date

28-Jul-22

4 2 2

Distance

0.02km



8 HARVEST HOME ROAD DARLEY VIC 3340

Sold Price

\$860,000

Sold Date

03-Oct-22

4 2 2

Distance

0.19km



4 IREDELL COURT DARLEY VIC 3340

Sold Price

\$910,000

Sold Date

10-Oct-22

4 2 2

Distance

0.27km



16 MORVEN ROAD DARLEY VIC 3340

Sold Price

\$950,000

Sold Date

12-Sep-22

4 2 3

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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