

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

8 Nelson Street 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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Darley

Period-from

01 Apr 2020

to

31 Mar 2021

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

| | | |
|----------------------------------|-----------|-----------|
| 6 Ball Street Darley VIC 3340 | \$699,000 | 22-Jun-20 |
| 1 Ruby Place Darley VIC 3340 | \$749,000 | 20-Nov-20 |
| 30 Leonard Drive Darley VIC 3340 | \$720,000 | 23-Jan-21 |

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 April 2021



6 Ball Street Darley VIC 3340

Sold Price **\$699,000** Sold Date **22-Jun-20**

 4  2  4

Distance **1.14km**



1 Ruby Place Darley VIC 3340

Sold Price **\$749,000** Sold Date **20-Nov-20**

 4  2  2

Distance **0.32km**



30 Leonard Drive Darley VIC 3340

Sold Price **\$720,000** Sold Date **23-Jan-21**

 3  2  2

Distance **0.56km**



10 Lukes Link Darley VIC 3340

Sold Price **\$700,000** Sold Date **04-Feb-20**

 4  2  2

Distance **0.61km**



40 Grantleigh Drive Darley VIC 3340

Sold Price **\$605,000** Sold Date **19-Jun-20**

 3  2  2

Distance **0.61km**



5 Witney Court Darley VIC 3340

Sold Price **\$500,000** Sold Date **22-Jul-20**

 3  2  3

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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42 Beresford Crescent Darley VIC 3340

Sold Price **\$550,000** Sold Date **02-Jul-20**

 4  3  5

Distance **0.82km**



57 Robertsons Road Darley VIC 3340

Sold Price **\$560,000** Sold Date **08-Oct-20**

 4  2  3

Distance **1.5km**



41 McCullagh Street Bacchus Marsh VIC 3340

Sold Price **\$675,000** Sold Date **12-Nov-20**

 4  2  3

Distance **1.59km**



14 Light Close Darley VIC 3340

Sold Price **\$600,000** Sold Date **16-Oct-20**

 4  2  2

Distance **1.61km**



23 Silverdale Drive Darley VIC 3340

Sold Price **\$615,000** Sold Date **18-Aug-20**

 4  2  2

Distance **1.66km**



7 Robertsons Road Darley VIC 3340

Sold Price **\$640,000** Sold Date **14-Jul-20**

 4  2  4

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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19 Dickie Street Bacchus Marsh VIC 3340 Sold Price **\$650,000** Sold Date **24-Jul-20**
 Distance **1.76km**
 4 2 2



5 Higgins Court Bacchus Marsh VIC 3340 Sold Price Sold Date **02-Jun-20**
 Distance **1.76km**
 3 2 6



4 Lindsay Place Bacchus Marsh VIC 3340 Sold Price **\$665,000** Sold Date **19-Jun-20**
 Distance **1.83km**
 4 2 2

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