

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

4 Todd Court 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Darley

Period-from

01 Dec 2020

to

30 Nov 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

3 Hobler Place Darley VIC 3340	\$470,000	28-Apr-21
12 Nathan Drive Darley VIC 3340	\$459,000	05-Oct-21
49 Grey Street Darley VIC 3340	\$470,000	25-Nov-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: 21 December 2021



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3 Hobler Place Darley VIC 3340

Sold Price

\$470,000

Sold Date

28-Apr-21

3 2 2

Distance

0.25km



12 Nathan Drive Darley VIC 3340

Sold Price

\$459,000

Sold Date

05-Oct-21

3 2 2

Distance

0.37km



49 Grey Street Darley VIC 3340

Sold Price

^{RS} **\$470,000**

Sold Date

25-Nov-21

3 1 2

Distance

0.41km



10 Harvey Street Darley VIC 3340

Sold Price

\$422,500

Sold Date

06-Aug-21

3 1 2

Distance

0.48km



10 McMahon Court Darley VIC 3340

Sold Price

\$435,000

Sold Date

28-Jul-21

3 1 -

Distance

0.5km



13 Harvey Street Darley VIC 3340

Sold Price

\$445,000

Sold Date

15-Oct-21

3 1 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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14 Davies Street Darley VIC 3340

Sold Price

\$430,000

Sold Date

28-Jun-21

- 1 1

Distance

0.54km



1 Pippin Court Darley VIC 3340

Sold Price

\$448,000

Sold Date

19-Aug-21

3 1 -

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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