STATEMENT OF INFORMATION

Prepared on 01 Feb 2018



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HOUSE Offered for Sale

10 Nelson Street Darley VIC 3340

□ 3 □ 1 □ 2

Indicative Selling Price

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

Range between \$440,000 & \$460,000

Median Sale Price

\$420,000 Houses in Darley between Feb 2017 - Jan 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.



26 Morrison Drive Darley VIC 3340 Sold Price \$428,000 Sold Date 20-Dec-17 Distance 0.28km **=** 3 ₾ 1



8 Taylor Drive Darley VIC 3340 Sold Price \$458,000 Sold Date 02-Nov-17

4 ₾ 2 Distance 0.66km

Distance

0.89km

25 Lewis Street Darley VIC 3340 Sold Price \$460,000 Sold Date 15-Nov-17

= 3 ₾ 1

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