# 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

57 Manning Boulevard Darley VIC 3340

#### Indicative selling price

Period-from

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

Single Price	or range between	\$979,000	&	\$1,029,000
Median sale price				
(*Delete house or unit as applicable)				

31 Mar 2021

Source

Median Price \$510,000 Property type House Suburb	Median Price	\$510,000	Property type	House	Suburb	
---	--------------	-----------	---------------	-------	--------	--

to

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

01 Apr 2020

**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	parable property Price Date of sale	
30 Manning Boulevard Darley VIC 3340	\$800,000	26-Mar-20
11 Ramsay Crescent Darley VIC 3340	\$810,000	18-Oct-20
7 Banadell Avenue Darley VIC 3340	\$840,000	10-Jan-20

#### 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: 14 April 2021



Darley

Corelogic

consumer.vic.gov.au



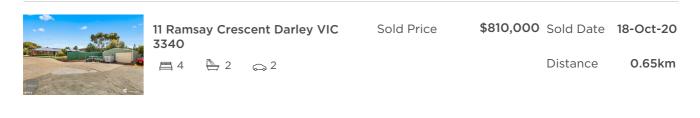
- M 0410 998 736
- E kelvin@arbeerealestate.com.au

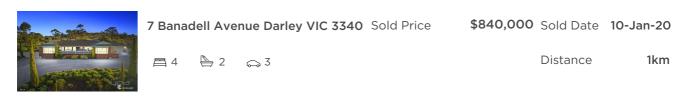


\$800,000 Sold Date 26-Mar-20 30 Manning Boulevard Darley VIC Sold Price 3340 0.3km Distance 昌 3 ₿ 2 2

#### Notes from your agent

Came on the market October 2018, went through 2 different agents though its time on the market, Started at \$949,000 to \$979,000. Last Advertised at \$799,000 to \$839,000. 613 Days On the Market





#### **RS** = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.