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

30 Darley 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	\$799,000	&	\$849,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$290,000	Prop	erty type La		Land	Suburb	Darley	
Period-from	01 Feb 2020	to	31 Jan 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	
11-12 Johansen Place Darley VIC 3340	\$849,000	09-Dec-20	
15 Benson Valley Road Darley VIC 3340	\$788,000	12-Feb-21	
79 Fitzroy Street Darley VIC 3340	\$855,000	25-Feb-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: 23 February 2021



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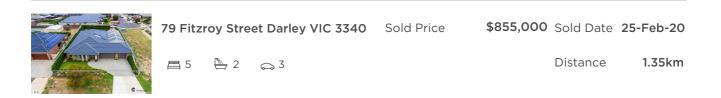
E adam@raynerrealestate.com.au



11-12 Johansen Place Darley VIC Sold Price \$849,000 Sold Date 09 3340 - - -	Sold Date 09-Dec-20		
☐ 5 🗁 2 _⇔ 2 Distance	0.75km		



15 Benso 3340	on Valle	ey Road Darley VIC	Sold Price	^{RS} \$788,000	Sold Date	12-Feb-21
= 3	2	⇔ ²			Distance	0.98km



RS = Recent sale UN = Undisclosed Sale

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