

# 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 Lot 2 Wellings Street, Darnum Vic 3822

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$200,000 - \$220,000

### Median sale price

Median price \$537,950

Property type House

Suburb Darnum

Period - From 01/03/2020

to

31/03/2021

Source realestate.com.au

### Comparable property sales

Address of comparable property

Price

Date of sale

25 Railway Avenue, Darnum Vic 3822

\$165,000

06/07/2020

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: 16/04/2021