## 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 RIVERSDALE CRESCENT 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 \$490,000 & \$520,000	Single Price			\$490,000	&	\$520,000	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$352,500	Prop	erty type	pe Land		Suburb	Darley
Period-from	01 Dec 2023	to	30 Nov 2	2024	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
39 DARLEY DRIVE DARLEY VIC 3340	\$480,000	19-Oct-23
LOT 1406 BALARANG CRESCENT BACCHUS MARSH VIC 3340	\$550,000	28-Sep-23
73 MANNING BOULEVARD DARLEY VIC 3340	\$530,000	03-Oct-24

#### 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: 03 December 2024





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**39 DARLEY DRIVE DARLEY VIC** 3340

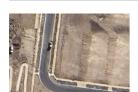
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Sold Price

\$480,000 Sold Date 19-Oct-23

Distance

1.01km



**LOT 1406 BALARANG CRESCENT BACCHUS MARSH VIC 3340** 

Sold Price

\$550,000 Sold Date 28-Sep-23

Distance

4.37km



73 MANNING BOULEVARD DARLEY Sold Price **VIC 3340** 

二 5 ₩ 3 □ - \*\$530,000 Sold Date 03-Oct-24

Distance 1.27km

**RS** = Recent sale

UN = Undisclosed Sale

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