

# STATEMENT OF INFORMATION

4 MCMAHON COURT, DARLEY, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 4 MCMAHON COURT, DARLEY, VIC 3340







**Indicative Selling Price** 

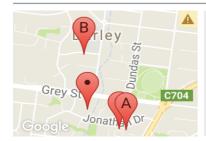
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

360,000 to 380,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

### **MEDIAN SALE PRICE**



DARLEY, VIC, 3340

**Suburb Median Sale Price (House)** 

\$450,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



19 CIDER CCT, DARLEY, VIC 3340







Sale Price

\*\*\$355,000

Sale Date: 11/04/2018

Distance from Property: 290m





11 SHELDON AVE, DARLEY, VIC 3340







Sale Price

\*\$385,000

Sale Date: 09/04/2018

Distance from Property: 398m





13 CIDER CCT, DARLEY, VIC 3340







Sale Price

\*\$310.500

Sale Date: 03/04/2018

Distance from Property: 248m



This report has been compiled on 24/04/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

| Address<br>Including suburb and<br>postcode | 4 MCMAHON COURT, DARLEY, VIC 3340 |
|---|-----------------------------------|
|---|-----------------------------------|

## Indicative selling price

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

Price Range: 360,000 to 380,000

# Median sale price

| Median price | \$450,000                      | House | Х | Unit   | Suburb | DARLEY     |
|--------------|--------------------------------|-------|---|--------|--------|------------|
| Period       | 01 April 2017 to 31 March 2018 |       |   | Source | p      | ricefinder |

### Comparable property sales

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 |
|----------------------------------|-------------|--------------|
| 19 CIDER CCT, DARLEY, VIC 3340   | **\$355,000 | 11/04/2018   |
| 11 SHELDON AVE, DARLEY, VIC 3340 | *\$385,000  | 09/04/2018   |
| 13 CIDER CCT, DARLEY, VIC 3340   | *\$310,500  | 03/04/2018   |