

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

3
 1
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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

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Sale Price

****\$355,000**

Sale Date: 11/04/2018

Distance from Property: 290m



11 SHELDON AVE, DARLEY, VIC 3340

3
 1
 2

Sale Price

***\$385,000**

Sale Date: 09/04/2018

Distance from Property: 398m



13 CIDER CCT, DARLEY, VIC 3340

3
 1
 1

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

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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
Including suburb and
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

X

Unit


Suburb

DARLEY

Period

01 April 2017 to 31 March 2018

Source



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