

STATEMENT OF INFORMATION

89 WITTICK STREET, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**89 WITTICK STREET, DARLEY, VIC 3340**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$599,000 to \$650,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE

**DARLEY, VIC, 3340****Suburb Median Sale Price (House)****\$425,000**

01 January 2017 to 31 December 2017

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.

**45 MADDISON CCT, DARLEY, VIC 3340**

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Sale Price***\$715,000**

Sale Date: 25/01/2018

Distance from Property: 472m

**28 LEWIS ST, DARLEY, VIC 3340**

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Sale Price***\$415,000**

Sale Date: 23/12/2017

Distance from Property: 235m

**6 MADDISON CCT, DARLEY, VIC 3340**

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Sale Price***\$668,000**

Sale Date: 07/12/2017

Distance from Property: 343m



This report has been compiled on 08/02/2018 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

89 WITTICK STREET, DARLEY, VIC 3340

Indicative selling price

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

Price Range:

\$599,000 to \$650,000

Median sale price

Median price

\$425,000

House

X

Unit

Suburb

DARLEY

Period

01 January 2017 to 31 December 2017

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
45 MADDISON CCT, DARLEY, VIC 3340	*\$715,000	25/01/2018
28 LEWIS ST, DARLEY, VIC 3340	*\$415,000	23/12/2017
6 MADDISON CCT, DARLEY, VIC 3340	*\$668,000	07/12/2017