

## 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

79 Fitzroy Street Darley VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$849,000

&

\$879,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$261,000

Property type

Land

Suburb

Darley

Period-from

01 Jan 2019

to

31 Dec 2019

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

6 Iredell Court Darley VIC 3340	\$740,000	10-May-19
13 Harvest Home Road Darley VIC 3340	\$825,000	23-Jul-19
7 Janette Court Darley VIC 3340	\$790,000	05-Dec-19

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: 07 January 2020



### 6 Iredell Court Darley VIC 3340

Sold Price **\$740,000** Sold Date **10-May-19**

 3  2  2

Distance **0.03km**



### 13 Harvest Home Road Darley VIC 3340

Sold Price **\$825,000** Sold Date **23-Jul-19**

 4  2  2

Distance **0.18km**



### 7 Janette Court Darley VIC 3340

Sold Price <sup>RS</sup> **\$790,000** <sup>UN</sup> Sold Date **05-Dec-19**

 4  2  3

Distance **0.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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