



STATEMENT OF INFORMATION

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Alannah Shea

M 0412856347

E alannahs@ypa.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Moonlight Court Darley VIC 3340

4 2 2

Indicative Selling Price

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

Range between \$599,000 & \$639,000

Median Sale Price

\$462,500 Houses in Darley between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



14 Lilly Pilly Court Darley VIC 3340 Sold Price **\$599,000** Sold Date **13-Sep-18**

4 2 2

Distance **0.17km**



9 Dunn Court Darley VIC 3340 Sold Price **\$615,000** Sold Date **03-Aug-18**

4 2 2

Distance **0.25km**



106 Albert Street Darley VIC 3340 Sold Price **\$625,000** Sold Date **28-Jul-18**

4 2 2

Distance **0.55km**

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