

# 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 or  
locality and postcode

10 Amstel Close, Darley VIC 3340

### Indicative selling price

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

Single price  or range between \$600,000 & \$630,000

### Median sale price

Median price \$705,000 Property type house Suburb Darley

Period - From July 2022 to July 2023 Source Price finder

### 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
1 81 Albert Street, Darley	\$ 625,000	29/09/2023
2 7 Carlogie Place, Darley	\$ 690,000	29/05/2023
3 20 Glen Eagles Court, Darley	\$ 658,000	2/05/2023

This Statement of Information was prepared on: 9/11/2023