



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Nelson Street Darley VIC 3340

3 2 1

Indicative Selling Price

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

Range between \$429,000 & \$449,000

Median Sale Price

\$505,000 Houses in Darley between 01 May 2018 - 30 Apr 2019

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.

	6 Ladds Court Bacchus Marsh VIC 3340 3 1 2	Sold Price	\$430,000	Sold Date	06-Mar-19	Distance	1.28km
	35 Gisborne Road Bacchus Marsh VIC 3340 2 1 1	Sold Price ^{RS}	\$425,000	Sold Date	07-May-19	Distance	1.79km
	2 Pike Place Bacchus Marsh VIC 3340 3 1 1	Sold Price ^{RS}	\$430,000	Sold Date	14-May-19	Distance	1.97km

RS = Recent sale UN = Undisclosed Sale

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