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## STATEMENT OF INFORMATION

Prepared on 17 August 2017

### House Offered for Sale

17 Seton Way Darley VIC 3340

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$430,000

### Median Sale Price

\$381,000 Houses in Darley between Aug 2016 - Jul 2017

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.



**3 Correa Court Darley VIC 3340**

4 2 2

Sold Price

**\$450,000**

Sold Date

**02-Jun-17**

Distance

**0.04km**



**57 Nelson Street Darley VIC 3340**

4 2 2

Sold Price

**\$410,000**

Sold Date

**07-Jun-16**

Distance

**1.91km**



**2 Goodenia Court Darley VIC 3340**

4 2 2

Sold Price

**\$410,000**

Sold Date

**09-Dec-16**

Distance

**0.08km**

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