

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

12 Silverdale Drive Darley VIC 3340

Indicative selling price

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

Single Price

or range
between

\$549,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Darley

Period-from

01 Nov 2018

to

31 Oct 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

143 Holts Lane Darley VIC 3340	\$610,000	26-Aug-19
41 Silverdale Drive Darley VIC 3340	\$522,000	16-Nov-19
11 Seton Way Darley VIC 3340	\$510,000	16-Jul-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: 26 November 2019



143 Holts Lane Darley VIC 3340

Sold Price

\$610,000

Sold Date

26-Aug-19

 4  2  2

Distance

0.14km



41 Silverdale Drive Darley VIC 3340

Sold Price

\$522,000

Sold Date

16-Nov-19

 4  2  2

Distance

0.26km



11 Seton Way Darley VIC 3340

Sold Price

\$510,000

Sold Date

16-Jul-19

 4  2  2

Distance

0.11km



22 Silverdale Drive Darley VIC 3340

Sold Price

\$480,000

Sold Date

03-Jul-19

 3  2  2

Distance

0.09km



149 Holts Lane Darley VIC 3340

Sold Price

\$468,000

Sold Date

04-Jun-19

 4  2  2

Distance

0.17km



13 Baker Street Darley VIC 3340

Sold Price

\$555,000

Sold Date

24-Sep-19

 4  2  2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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59 Cromarty Circuit Darley VIC 3340

 4  2  2

Sold Price **\$395,000** Sold Date **03-Jul-19**

Distance **0.31km**



2 Ross Street Darley VIC 3340

 3  2  2

Sold Price **\$405,000** Sold Date **11-May-19**

Distance **0.35km**



45 College Square Bacchus Marsh VIC 3340

 4  2  2

Sold Price **\$519,000** Sold Date **26-May-19**

Distance **0.46km**



30A Lone Pine Square Bacchus Marsh VIC 3340

 4  2  2

Sold Price **\$417,500** Sold Date **05-Jun-19**

Distance **0.51km**



29 Burbidge Drive Bacchus Marsh VIC 3340

 3  2  2

Sold Price **\$440,000** Sold Date **04-Jul-19**

Distance **0.53km**



21 Lone Pine Square Bacchus Marsh VIC 3340

 4  2  2

Sold Price **\$465,000** Sold Date **09-Sep-19**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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93 Halletts Way Bacchus Marsh VIC 3340 Sold Price **\$450,000** Sold Date **29-Aug-19**

 4  2  2

Distance **0.58km**



71 Grey Street Darley VIC 3340 Sold Price **\$455,000** Sold Date **16-May-19**

 4  2  2

Distance **0.84km**

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