

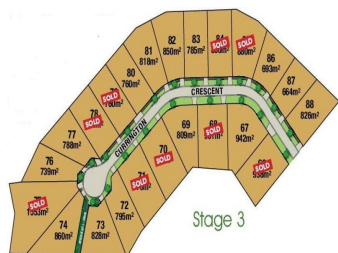
STATEMENT OF INFORMATION

20 CURRINGTON CRESCENT, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 CURRINGTON CRESCENT, DARLEY,

4 2 2

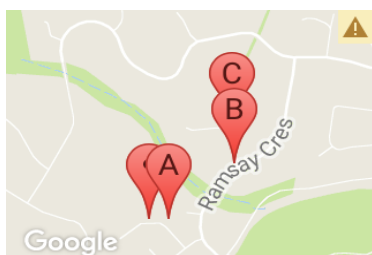
Indicative Selling Price

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

Price Range: \$650,000 to \$699,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (House)

\$390,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



14 CURRINGTON CRES, DARLEY, VIC 3340

4 2 2

Sale Price

Price Withheld

Sale Date: 03/07/2017

Distance from Property: 62m



16 RAMSAY CRES, DARLEY, VIC 3340

4 3 6

Sale Price

\$600,000

Sale Date: 06/06/2017

Distance from Property: 343m



8 VIGOR CRT, DARLEY, VIC 3340

4 2 3

Sale Price

\$645,000

Sale Date: 03/03/2017

Distance from Property: 425m



This report has been compiled on 28/08/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 CURRINGTON CRESCENT, DARLEY, VIC 3340

Indicative selling price

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

Price Range:

\$650,000 to \$699,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

DARLEY

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
14 CURRINGTON CRES, DARLEY, VIC 3340	Price Withheld	03/07/2017
16 RAMSAY CRES, DARLEY, VIC 3340	\$600,000	06/06/2017
8 VIGOR CRT, DARLEY, VIC 3340	\$645,000	03/03/2017