# 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

8 TATE STREET DARLEY VIC 3340

### Indicative selling price

Period-from

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

Single Price		or rang betwee	5 5849 000	&	\$899,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$642,500	Property type	House	Suburb	Darley						

31 Jan 2025

#### Comparable property sales (\*Delete A or B below as applicable)

01 Feb 2024

**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.

to

Address of comparable property	Price	Date of sale
87 FITZROY STREET DARLEY VIC 3340	\$860,000	07-Oct-24
2 KENT COURT DARLEY VIC 3340	\$860,000	15-Nov-24
73 NELSON STREET DARLEY VIC 3340	\$850,000	24-Oct-24

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: 17 February 2025

Source



Corelogic

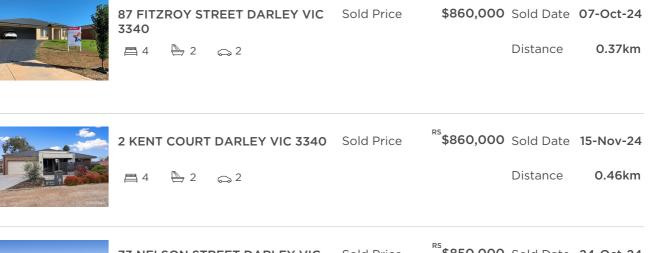
consumer.vic.gov.au



Mark Edwards

- P 97548899
- M 0422 017 068

E medwards@ypa.com.au





73 NELSON STREET DARLEY VIC		Sold Price	<sup>RS</sup> \$850,000	Sold Date	24-Oct-24	
	2	<u>⇔</u> 2			Distance	0.15km

#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.