

STATEMENT OF INFORMATION

"CHILD PTY 375350" 2 MOONLIGHT COURT, DARLEY, VIC
PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"CHILD PTY 375350" 2 MOONLIGHT

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Indicative Selling Price

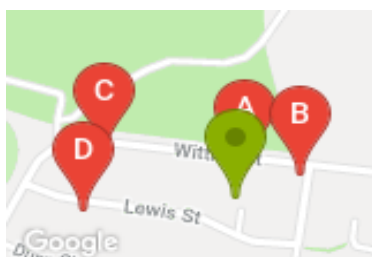
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

545,000 to 575,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (House)

\$440,000

01 July 2017 to 30 June 2018

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.



63 WITTICK ST, DARLEY, VIC 3340

4
 2
 2

Sale Price

\$550,000

Sale Date: 27/02/2018

Distance from Property: 54m



53 WITTICK ST, DARLEY, VIC 3340

4
 2
 2

Sale Price

***\$550,000**

Sale Date: 08/03/2018

Distance from Property: 113m



89 WITTICK ST, DARLEY, VIC 3340

4
 3
 2

Sale Price

\$670,000

Sale Date: 16/03/2018

Distance from Property: 232m



This report has been compiled on 09/07/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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5 LEWIS ST, DARLEY, VIC 3340

 4  2  2

Sale Price

***\$615,000**

Sale Date: 21/03/2018

Distance from Property: 252m



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

"CHILD PTY 375350" 2 MOONLIGHT COURT, DARLEY, VIC

Indicative selling price

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

Price Range:

545,000 to 575,000

Median sale price

Median price

\$440,000

House

X

Unit


Suburb

DARLEY

Period

01 July 2017 to 30 June 2018

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
63 WITTICK ST, DARLEY, VIC 3340	\$550,000	27/02/2018
53 WITTICK ST, DARLEY, VIC 3340	*\$550,000	08/03/2018
89 WITTICK ST, DARLEY, VIC 3340	\$670,000	16/03/2018
5 LEWIS ST, DARLEY, VIC 3340	*\$615,000	21/03/2018