

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

2826 GISBORNE ROAD 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

\$1,949,000

&

\$1,999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Farm

Suburb

Darley

Period-from

01 Jul 2022

to

30 Jun 2023

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

17 RIVERBEND DRIVE DARLEY VIC 3340	\$850,000	04-Jul-23
4 ALLAN DRIVE DARLEY VIC 3340	\$932,500	13-Oct-22
51 RIVERBEND DRIVE DARLEY VIC 3340	\$1,100,000	24-Jan-23

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: 19 July 2023



17 RIVERBEND DRIVE DARLEY VIC 3340

4 2 2

Sold Price ^{RS} **\$850,000** Sold Date **04-Jul-23**

Distance **0.56km**



4 ALLAN DRIVE DARLEY VIC 3340

4 2 2

Sold Price **\$932,500** Sold Date **13-Oct-22**

Distance **0.57km**



51 RIVERBEND DRIVE DARLEY VIC 3340

4 2 2

Sold Price **\$1,100,000** Sold Date **24-Jan-23**

Distance **0.57km**



13 HARTOG GROVE DARLEY VIC 3340

4 2 -

Sold Price **\$626,000** Sold Date **02-Sep-22**

Distance **0.58km**



15 RIVERBEND DRIVE DARLEY VIC 3340

4 2 2

Sold Price **\$940,000** Sold Date **28-Jul-22**

Distance **0.58km**



8 ALBERT STREET DARLEY VIC 3340

- - -

Sold Price **\$195,000** Sold Date **25-May-22**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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