

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

7 Light Close 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Darley

Period-from

01 Nov 2019

to

31 Oct 2020

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

66 Manning Boulevard Darley VIC 3340	\$395,000	15-Jul-20
10 Nicholson Street Darley VIC 3340	\$330,000	05-Dec-19
13 Darley Drive Darley VIC 3340	\$275,000	16-Sep-20




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.~~

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	66 Manning Boulevard Darley VIC 3340 - - - Distance 0.5km	Sold Price \$395,000	Sold Date 15-Jul-20
	10 Nicholson Street Darley VIC 3340 - - - Distance 0.75km	Sold Price \$330,000	Sold Date 05-Dec-19
	13 Darley Drive Darley VIC 3340 - - - Distance 0.75km	Sold Price \$275,000	Sold Date 16-Sep-20

RS = Recent sale UN = Undisclosed Sale

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