

STATEMENT OF INFORMATION

30 BERESFORD CRESCENT, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

30 BERESFORD CRESCENT, DARLEY, VIC  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$330,000 to \$349,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (House)

\$419,500

01 October 2016 to 30 September 2017

Provided by: 

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.



10 LEILA CRT, BACCHUS MARSH, VIC 3340

 3  1  3

Sale Price

***\$445,000**

Sale Date: 21/11/2017

Distance from Property: 632m



4 FITZROY ST, DARLEY, VIC 3340

 3  1  1

Sale Price

***\$380,000**

Sale Date: 27/10/2017

Distance from Property: 390m



4 WITNEY CRT, DARLEY, VIC 3340

 3  2  1

Sale Price

\$379,000

Sale Date: 03/07/2017

Distance from Property: 123m

This report has been compiled on 06/12/2017 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

30 BERESFORD CRESCENT, DARLEY, VIC 3340

Indicative selling price

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

Price Range:

\$330,000 to \$349,000

Median sale price

Median price

\$419,500

House

X

Unit

Suburb

DARLEY

Period

01 October 2016 to 30 September 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
10 LEILA CRT, BACCHUS MARSH, VIC 3340	*\$445,000	21/11/2017
4 FITZROY ST, DARLEY, VIC 3340	*\$380,000	27/10/2017
4 WITNEY CRT, DARLEY, VIC 3340	\$379,000	03/07/2017