

## 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

32 SWANS ROAD DARLEY VIC 3340

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,250

Property type

House

Suburb

Darley

Period-from

01 May 2024

to

30 Apr 2025

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

14 MARTIN COURT BACCHUS MARSH VIC 3340	\$560,000	08-Dec-23
5C HOLTS LANE DARLEY VIC 3340	\$575,000	23-Feb-25
LOT 1701 ANGASTON CIRCUIT BACCHUS MARSH VIC 3340	\$535,000	05-Dec-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: 20 May 2025

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**14 MARTIN COURT BACCHUS MARSH VIC 3340**

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Sold Price **\$560,000** Sold Date **08-Dec-23**

Distance **2.87km**



**5C HOLTS LANE DARLEY VIC 3340**

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Sold Price **\$575,000** Sold Date **23-Feb-25**

Distance **3.27km**



**LOT 1701 ANGASTON CIRCUIT BACCHUS MARSH VIC 3340**

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Sold Price **\$535,000** Sold Date **05-Dec-24**

Distance **3.38km**

RS = Recent sale UN = Undisclosed Sale

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