



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2 Darley Drive, Darley, VIC 3340

INDICATIVE SELLING PRICE

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

Range Between \$320,000 & \$350,000

MEDIAN SALE PRICE

Median price \$175,000 | House | Darley (3340)

Period - From 23 January 2018 to 23 July 2018 | Source - realestate.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
32 MADDISON CIRCUIT, DARLEY VIC 3340	\$465,000	11/06/2018
5 MORVEN ROAD, DARLEY VIC 3340	\$311,000	10/02/2018
6 HOLTS LANE, DARLEY VIC 3340	\$335,000	05/04/2018