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: 8 ROMAN DRIVE 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: $329,000 & $349,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $345,000 | Property type: Land | Suburb: Darley

Period-from: 01 May 2021 to 30 Apr 2022 | 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
28 GUM TREE TERRACE DARLEY VIC 3340	$340,000	29-Nov-21
42 GRANDVIEW CRESCENT DARLEY VIC 3340	$346,000	23-Feb-22
4 LISMORE CIRCUIT BACCHUS MARSH VIC 3340	$330,000	03-Nov-21

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: 09 May 2022

CONSUMER AFFAIRS VICTORIA