

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

4 Banadell Avenue 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$594,000

Property type

House

Suburb

Darley

Period-from

01 Oct 2020

to

30 Sep 2021

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

11 Swans Road Darley VIC 3340	\$1,155,000	28-Jun-21
5 Swans Road Darley VIC 3340	\$1,300,000	13-Aug-21
19 St Andrews Way Darley VIC 3340	\$1,050,000	19-Mar-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.

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11 Swans Road Darley VIC 3340

Sold Price

^{RS} \$1,155,000

Sold Date

28-Jun-21

 4  2  8

Distance

0.51km



5 Swans Road Darley VIC 3340

Sold Price

^{RS} \$1,300,000

Sold Date

13-Aug-21

 4  2  2

Distance

0.63km



19 St Andrews Way Darley VIC 3340

Sold Price

\$1,050,000

Sold Date

19-Mar-21

 4  3  4

Distance

0.89km

RS = Recent sale UN = Undisclosed Sale

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