

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

12 Swans Road 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

\$479,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,500

Property type

House

Suburb

Darley

Period-from

01 Nov 2019

to

31 Oct 2020

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

39 Links Road Darley VIC 3340	\$507,500	30-May-20
10 Wittick Street Darley VIC 3340	\$490,000	16-Nov-19
3 Lobelia Court Darley VIC 3340	\$490,000	24-Oct-19

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: 11 November 2020



39 Links Road Darley VIC 3340

Sold Price

\$507,500

Sold Date 30-May-20

 3  2  3

Distance 0.35km



10 Wittick Street Darley VIC 3340

Sold Price

\$490,000

Sold Date 16-Nov-19

 3  2  1

Distance 1.52km



3 Lobelia Court Darley VIC 3340

Sold Price

Sold Date 24-Oct-19

 4  2  2

Distance 2.39km

RS = Recent sale UN = Undisclosed Sale

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