

## 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

25 CIDER CIRCUIT DARLEY VIC 3340

### Indicative selling price

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

Single Price

or range  
between

\$419,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,500

Property type

House

Suburb

Darley

Period-from

01 Mar 2021

to

28 Feb 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

4/56 MASONS LANE BACCHUS MARSH VIC 3340	\$460,000	04-Mar-22
10 MCMAHON COURT DARLEY VIC 3340	\$435,000	28-Jul-21
3/36 SOMERTON COURT DARLEY VIC 3340	\$425,000	21-Aug-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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Vickie Ramon  
P 97468899  
M 0403194621  
E vramon@ypa.com.au



4/56 MASONS LANE BACCHUS MARSH VIC 3340

 2  1  1

Sold Price <sup>RS</sup> \$460,000 Sold Date 04-Mar-22

Distance -



10 MCMAHON COURT DARLEY VIC 3340

 3  1  -

Sold Price \$435,000 Sold Date 28-Jul-21

Distance 0.37km



3/36 SOMERTON COURT DARLEY VIC 3340

 3  2  2

Sold Price \$425,000 Sold Date 21-Aug-21

Distance 0.05km

RS = Recent sale UN = Undisclosed Sale

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