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## HOUSE Offered for Sale

11 Sheldon Avenue Darley VIC 3340

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$379,000 & \$399,000

## Median Sale Price

\$420,000 Houses in Darley between Mar 2017 - Feb 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**7 Daly Court Darley VIC 3340**

 3  1  1

Sold Price **\$385,000** Sold Date **09-Oct-17**

Distance **0.45km**

5 Somerton Court, Darley



**5 Somerton Court Darley VIC 3340**

 3  2  1

Sold Price **\$382,500** Sold Date **05-Feb-18**

Distance **0.68km**



**4 Fitzroy Street Darley VIC 3340**

 3  1  2

Sold Price **\$380,000** Sold Date **20-Oct-17**

Distance **0.63km**

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