

STATEMENT OF INFORMATION

7 HILDA STREET, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 HILDA STREET, DARLEY, VIC 3340

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 570,000 to 580,000

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (House)

\$387,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



28 ALBERT ST, DARLEY, VIC 3340

4 2 6

Sale Price

***\$675,000**

Sale Date: 10/07/2017

Distance from Property: 693m



8 COTTON CRT, DARLEY, VIC 3340

4 2 2

Sale Price

***\$535,000**

Sale Date: 02/06/2017

Distance from Property: 384m



3 SUTTONLEIGH WAY, DARLEY, VIC 3340

4 2 2

Sale Price

***\$630,000**

Sale Date: 12/04/2017

Distance from Property: 441m



This report has been compiled on 11/07/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 HILDA STREET, DARLEY, VIC 3340

Indicative selling price

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Price Range: 570,000 to 580,000

Median sale price

Median price \$387,500

House

Unit

Suburb

DARLEY

Period 01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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 ALBERT ST, DARLEY, VIC 3340	*\$675,000	10/07/2017
8 COTTON CRT, DARLEY, VIC 3340	*\$535,000	02/06/2017
3 SUTTONLEIGH WAY, DARLEY, VIC 3340	*\$630,000	12/04/2017