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

145	GISBORNE	ROAD	DARI FY	VIC 3340
1 7 0	OIODOININE	NOAD		10 0040

Indicative selling price

Period-from

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

Single Price		or rang betwee	\$495,000	&	\$525,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$690,000	Property type	House	Suburb	Darley		

31 Jul 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2022

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
143 GISBORNE ROAD DARLEY VIC 3340	\$480,000	01-Aug-22	
14 WITNEY COURT DARLEY VIC 3340	\$565,000	05-May-23	
16 HOLTS LANE DARLEY VIC 3340	\$505,000	20-Mar-23	

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: 30 August 2023



Corelogic

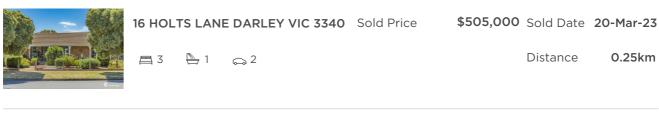
consumer.vic.gov.au



143 GISBORNE ROAD DARLEY VIC Sold Price \$480,000 Sold Date 01-Aug-22 3340 昌 3 🌦 1 \square 1

0.02km Distance

14 WITNEY COURT DARLEY VIC Sold Price \$565,000 Sold Date 05-May-23 3340 Distance 0.24km 圔 3 2 🚔 ్ల 2





13 STAI 3340	NTON C	OURT DARLEY VIC	Sold Price	\$510,000	Sold Date	20-Dec-22
昌 4	2 🚔	⇔ 2			Distance	0.25km

RS = Recent sale UN = Undisclosed Sale

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