

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	31 Hamish Road Darley, 3340
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Indicative selling price

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

Range between	\$220,000 & \$240,000
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Median sale price

Median price	\$330,000	Property Type	VACANT LAND	Suburb	DARLEY
Period - From	01-Jan-2024	to	09-Jul-2024	Source	Price Finder

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
1	25 Gao Circuit, Darley, Vic 3340	\$270,000	16-Feb-2024
2	Lot 4, 85 Holts Lane, Darley, Vic 3340	\$245,000	13-Nov-2023
3	Lot 3, 87 Holts Lane, Darley, Vic 3340	\$253,000	21-Aug-2023

This statement of information was prepared on 10-Jul-2024 at 11:18:30 AM EST