

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

5 BALL STREET DARLEY VIC 3340

Indicative selling price

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

Single Price

or range
between

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,975

Property type

House

Suburb

Darley

Period-from

01 Jan 2023

to

31 Dec 2023

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
150 HALLETTS WAY DARLEY VIC 3340	\$750,000	11-Dec-23
44 CLIFTON DRIVE BACCHUS MARSH VIC 3340	\$718,000	14-Nov-23
67 ALBERT STREET DARLEY VIC 3340	\$720,000	18-Sep-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.~~

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Vickie Ramon
 P 97468899
 M 0403194621
 E vramon@ypa.com.au



150 HALLETTS WAY DARLEY VIC 3340

 4  2  2

Sold Price

^{RS} **\$750,000**

Sold Date **11-Dec-23**

Distance **0.07km**



44 CLIFTON DRIVE BACCHUS MARSH VIC 3340

 4  3  3

Sold Price

^{RS} **\$718,000**

Sold Date **14-Nov-23**

Distance **1.15km**



67 ALBERT STREET DARLEY VIC 3340

 3  2  3

Sold Price

\$720,000

Sold Date **18-Sep-23**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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