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

55 WITTICK 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 \$369,000 & \$419,000	Single Price			\$369,000	&	\$419,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$357,500	Prop	erty type Land		Suburb	Darley	
Period-from	01 Jun 2023	to	31 May 2	2024	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
28 LEWIS STREET DARLEY VIC 3340	\$630,000	05-Feb-23
44 GREY STREET DARLEY VIC 3340	-	02-Aug-23
43 GRANDVIEW CRESCENT DARLEY VIC 3340	\$325,000	24-Oct-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: 06 June 2024





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28 LEWIS STREET DARLEY VIC 3340

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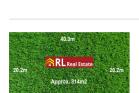
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Sold Price

\$630,000 Sold Date 05-Feb-23

Distance

0.11km



44 GREY STREET DARLEY VIC 3340

\$ 1

₽ 2

Sold Price

Sold Price

- Sold Date 02-Aug-23

Distance 0.75km



43 GRANDVIEW CRESCENT DARLEY VIC 3340

\$325,000 Sold Date 24-Oct-23

Distance 1km



14 FREDRICK STREET DARLEY VIC Sold Price 3340

\$360,000 Sold Date 22-Feb-23

1.2km

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Distance

RS = Recent sale

UN = Undisclosed Sale

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