

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 or locality and postcode

68 Albert 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 \$590,000 & \$620,000

Median sale price

Median price \$655,000 Property type House Suburb Darley

Period - From November 2022 to November 2023 Source Price finder

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
1) 67 Albert St, Darley	\$ 720,000	18/09/2023
2) 55 Nelson St, Darley	\$ 655,000	13/10/2023
3) 81 Albert St, Darley	\$ 625,000	15/09/2023

This Statement of Information was prepared on: 04/12/2023