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	231 HALLETTS WAY 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	$369,000	~~or range between~~		&	

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
6 DARLEY DRIVE DARLEY VIC 3340	$510,000	05-Oct-22
39 DARLEY DRIVE DARLEY VIC 3340	$480,000	19-Oct-23
28 CURRINGTON CRESCENT DARLEY VIC 3340	$470,500	03-Aug-22

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: 19 January 2024

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6 DARLEY DRIVE DARLEY VIC 3340

- - -

Sold Price **$510,000** Sold Date **05-Oct-22**

Distance **0.28km**



39 DARLEY DRIVE DARLEY VIC 3340

- - -

Sold Price **$480,000** Sold Date **19-Oct-23**

Distance **0.28km**



28 CURRINGTON CRESCENT DARLEY VIC 3340

- - -

Sold Price **$470,500** Sold Date **03-Aug-22**

Distance **0.62km**



16 TODD COURT DARLEY VIC 3340

- - 2

Sold Price **$369,000** Sold Date **09-Sep-22**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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