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<br>Including suburb and postcode | 183 GISBORNE ROAD 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 | $599,000 | & | $655,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $640,000 | Property type | House | Suburb | Darley |
| Period-from | 01 Jan 2024 | to | 31 Dec 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 |
|---|---|---|
| 27 FITZROY STREET DARLEY VIC 3340 | $645,000 | 19-Dec-24 |
| 44 FITZROY STREET DARLEY VIC 3340 | $610,000 | 28-Aug-24 |
| 32 RAGLAN STREET DARLEY VIC 3340 | $665,000 | 01-Aug-24 |

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: 24 January 2025

Rayner
Mason Torney
P 53663607
M 0427940085
E mason@raynerfn.com.au



**27 FITZROY STREET DARLEY VIC 3340**

3 2 4

Sold Price RS $645,000 Sold Date 19-Dec-24

Distance 0.25km



**44 FITZROY STREET DARLEY VIC 3340**

4 1 3

Sold Price $610,000 Sold Date 28-Aug-24

Distance 0.41km



**32 RAGLAN STREET DARLEY VIC 3340**

2 2 2

Sold Price $665,000 Sold Date 01-Aug-24

Distance 0.27km

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

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.