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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

49 Maddison Circuit Darley VIC 3340

- - -

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $469,000 & $499,000

Median Sale Price

$250,400 Lands in Darley between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



32 Maddison Circuit Darley VIC 3340

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Sold Price **$465,000** Sold Date **22-Jun-18**

Distance **0.11km**



46 McCullagh Street Bacchus Marsh VIC 3340

- - -

Sold Price **$330,000** Sold Date **03-Aug-18**

Distance **1.03km**



3 Benson Valley Road Darley VIC 3340

- - -

Sold Price **$400,000** Sold Date **20-Dec-18**

Distance **1.59km**

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