STATEMENT OF INFORMATION

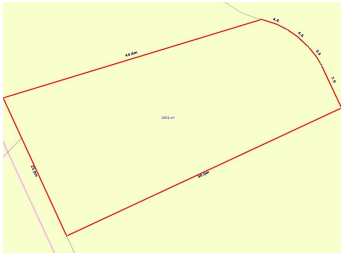
8 GLENEAGLES COURT, DARLEY, VIC 3340

PREPARED BY VINAY KUMAR, LJ HOOKER MELTON, PHONE: 0469900922



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 GLENEAGLES COURT, DARLEY, VIC

3 2 -

Indicative Selling Price

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

Price Range: **710,000 to 760,000**

Provided by: Vinay Kumar, LJ Hooker Melton

MEDIAN SALE PRICE



DARLEY, VIC, 3340

Suburb Median Sale Price (House)

$710,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



46 RIVERSDALE CRES, DARLEY, VIC 3340

3 2 2

Sale Price

$750,000

Sale Date: 16/08/2022

Distance from Property: 150m A



18 SWANS RD, DARLEY, VIC 3340

3 2 2

Sale Price

$710,500

Sale Date: 26/07/2022

Distance from Property: 291m B



16 DARLEY DR, DARLEY, VIC 3340

4 2 2

Sale Price

$760,000

Sale Date: 24/08/2022

Distance from Property: 1km C

This report has been compiled on 30/01/2023 by LJ Hooker Melton. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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 information contained in this report 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.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address Including suburb and: 8 GLENEAGLES COURT, DARLEY, VIC 3340

Indicative selling price

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

Price Range: 710,000 to 760,000

Median sale price

Median price: $710,000 | Property type: House | Suburb: DARLEY

Period: 01 January 2022 to 31 December 2022 | Source: pricefinder

Comparable property sales

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	Price	Date of sale
46 RIVERSDALE CRES, DARLEY, VIC 3340	$750,000	16/08/2022
18 SWANS RD, DARLEY, VIC 3340	$710,500	26/07/2022
16 DARLEY DR, DARLEY, VIC 3340	$760,000	24/08/2022

This Statement of Information was prepared: 30/01/2023