

# STATEMENT OF INFORMATION

7/38 SOMERTON COURT, DARLEY, VIC 3340

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7/38 SOMERTON COURT, DARLEY, VIC**

2 1 -

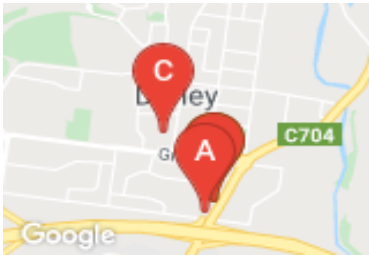
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$200,000 to 240,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

## MEDIAN SALE PRICE



**DARLEY, VIC, 3340**

Suburb Median Sale Price (Unit)

**\$308,000**

01 October 2018 to 30 September 2019

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.



**3/125 GISBORNE RD, DARLEY, VIC 3340**

2 1 1

Sale Price

**\$327,000**

Sale Date: 28/03/2019

Distance from Property: 100m



**5/38 SOMERTON CRT, DARLEY, VIC 3340**

2 1 2

Sale Price

**\$210,000**

Sale Date: 25/02/2019

Distance from Property: 0m



**3/10 MITCHELL CRT, DARLEY, VIC 3340**

2 1 2

Sale Price

**\$302,500**

Sale Date: 15/12/2018

Distance from Property: 586m



This report has been compiled on 28/11/2019 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**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 sale

Address  
Including suburb and

7/38 SOMERTON COURT, DARLEY, VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$200,000 to 240,000

### Median sale price

Median price

\$308,000

Property type

Unit

Suburb

DARLEY

Period

01 October 2018 to 30 September 2019

Source



### 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 property

#### Price

#### Date of sale

3/125 GISBORNE RD, DARLEY, VIC 3340	\$327,000	28/03/2019
5/38 SOMERTON CRT, DARLEY, VIC 3340	\$210,000	25/02/2019
3/10 MITCHELL CRT, DARLEY, VIC 3340	\$302,500	15/12/2018

This Statement of Information was prepared

28/11/2019