

## 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

13 Cromarty Circuit Darley VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,150

Property type

House

Suburb

Darley

Period-from

01 Mar 2019

to

29 Feb 2020

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

48 Rosehill Drive Bacchus Marsh VIC 3340	\$607,500	18-Nov-19
75 Dundas Street Darley VIC 3340	\$630,000	30-Jan-20
1 Cardell Street Maddingley VIC 3340	\$610,000	04-Mar-20

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: 30 March 2020

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**48 Rosehill Drive Bacchus Marsh  
VIC 3340**

4 2 2

Sold Price

**\$607,500**

Sold Date

**18-Nov-19**

Distance

**0.36km**



**75 Dundas Street Darley VIC 3340**

4 2 2

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**30-Jan-20**

Distance

**2.52km**



**1 Cardell Street Maddingley VIC  
3340**

4 2 2

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**04-Mar-20**

Distance

**2.54km**

RS = Recent sale

UN = Undisclosed Sale

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