

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 47 Harkness Road, Maddingley, VIC 3340

Indicative selling price

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

Price Range

\$660,000

&

\$710,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Maddingley (3340)

Period - From

01/12/2021

to

30/11/2022

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
12 DURWARD AVENUE, MADDINGLEY VIC 3340	\$670,000	16/12/2022
28 DARCY STREET, MADDINGLEY VIC 3340	\$680,000	26/10/2022
22 CASPAR PLACE, MADDINGLEY VIC 3340	\$710,000	24/08/2022

This Statement of Information was prepared on: 03/01/2023

