

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

55 LABILLIERE STREET MADDINGLEY VIC 3340

Indicative selling price

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

Single Price

or range
between

\$499,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Maddingley

Period-from

01 Jan 2022

to

31 Dec 2022

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

54 LABILLIERE STREET MADDINGLEY VIC 3340	\$551,500	11-Oct-21
56 LABILLIERE STREET MADDINGLEY VIC 3340	\$540,000	18-Oct-21
41 LABILLIERE STREET MADDINGLEY VIC 3340	\$515,000	07-Sep-22

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 January 2023

WELCOME BACK Government regulations mandate that all attendees at open homes be fully vaccinated and produce evidence of their vaccination status. If you have a medical exemption or are unvaccinated, please contact our agents to arrange a private inspection. We thank you for your understanding.  Rayner	54 LABILLIERE STREET MADDINGLEY VIC 3340		Sold Price	\$551,500	Sold Date	11-Oct-21
	 3  1  1				Distance	0.08km
WELCOME BACK Government regulations mandate that all attendees at open homes be fully vaccinated and produce evidence of their vaccination status. If you have a medical exemption or are unvaccinated, please contact our agents to arrange a private inspection. We thank you for your understanding.  Rayner	56 LABILLIERE STREET MADDINGLEY VIC 3340		Sold Price	\$540,000	Sold Date	18-Oct-21
	 3  2  2				Distance	0.08km
	41 LABILLIERE STREET MADDINGLEY VIC 3340		Sold Price	\$515,000	Sold Date	07-Sep-22
	 2  1  2				Distance	0.16km

RS = Recent sale UN = Undisclosed Sale

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