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	10 Porter Avenue, 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	$550,000	&	$570,000

Median sale price

Median price	$648,000	Property type	*House*	Suburb	Maddingley
Period - From	01/06/2022	to	01/06/2023	Source	Pricefinder

Comparable property sales (*Delete A or B below as applicable)

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
1. 41 Mimulus Road, Maddingley 3340	$575,000	08/08/2023
2. 6 Cardell Street, Maddingley 3340	$610,000	03/08/2023
3. 21 Stonehill Drive, Maddingley 3340	$570,000	11/06/2023

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 29/08/2023