

## 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

LOT 2617 HOLLYHOKE DRIVE MADDINGLEY VIC 3340

### Indicative selling price

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

Single Price

or range  
between

\$359,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Other

Suburb

Maddingley

Period-from

01 Mar 2023

to

29 Feb 2024

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

LOT 2234 HOLLYHOKE DRIVE MADDINGLEY VIC 3340	\$362,000	28-Sep-23
LOT 2224 BARRETT ROAD MADDINGLEY VIC 3340	\$335,000	06-Nov-23
11 CROTON LANE MADDINGLEY VIC 3340	\$350,000	03-Nov-23

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: 04 March 2024



**LOT 2234 HOLLYHOKE DRIVE  
MADDINGLEY VIC 3340**

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Sold Price **\$362,000** Sold Date **28-Sep-23**

Distance **0.14km**



**LOT 2224 BARRETT ROAD  
MADDINGLEY VIC 3340**

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Sold Price **\$335,000** Sold Date **06-Nov-23**

Distance **0.21km**



**11 CROTON LANE MADDINGLEY  
VIC 3340**

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Sold Price **\$350,000** Sold Date **03-Nov-23**

Distance **1.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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