STATEMENT OF INFORMATION





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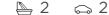
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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

31 Harry Vallence Drive Maddingley VIC 3340





Indicative Selling Price

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

Range between \$440,000 & \$450,000

Median Sale Price

\$216,250 Lands in Maddingley between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



20 Dewar Crescent Maddingley VIC Sold Price 3340

\$457,925

Sold Date 09-May-18

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Distance 0.05km



16 Dewar Crescent Maddingley VIC Sold Price 3340

\$442,000

15-Jun-18 Sold Date

Distance

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Sold Date 24-Jan-18

19 Dewar Crescent Maddingley VIC Sold Price 3340

\$435,500

Distance

0.1km

0.06km

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