

STATEMENT OF INFORMATION

25 STONEHILL DRIVE, MADDINGLEY, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 STONEHILL DRIVE, MADDINGLEY, VIC  4  2  2

Indicative Selling Price

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

Price Range: 495,000 to \$520,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

\$377,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



11 DEWAR CRES, MADDINGLEY, VIC 3340  4  2  2

Sale Price

***\$405,123**

Sale Date: 22/11/2017

Distance from Property: 605m



15 DUVAL DR, MADDINGLEY, VIC 3340  4  2  2

Sale Price

***\$495,000**

Sale Date: 17/11/2017

Distance from Property: 661m



10 WIMPARA CRES, MADDINGLEY, VIC 3340  4  2  2

Sale Price

***\$517,000**

Sale Date: 25/10/2017

Distance from Property: 161m



This report has been compiled on 08/01/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 STONEHILL DRIVE, MADDINGLEY, VIC 3340

Indicative selling price

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

Price Range:

495,000 to \$520,000

Median sale price

Median price

\$377,500

House

X

Unit


Suburb

MADDINGLEY

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
11 DEWAR CRES, MADDINGLEY, VIC 3340	*\$405,123	22/11/2017
15 DUVAL DR, MADDINGLEY, VIC 3340	*\$495,000	17/11/2017
10 WIMPARA CRES, MADDINGLEY, VIC 3340	*\$517,000	25/10/2017