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

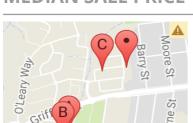
Indicative Selling Price

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)



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

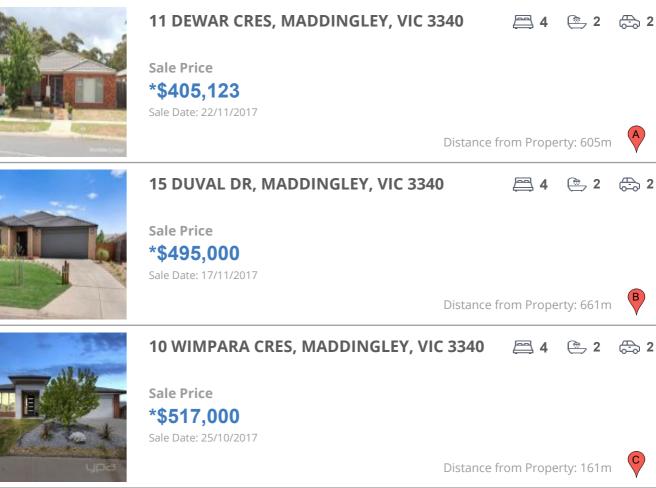
\$377,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



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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MEDIAN SALE PRICE



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

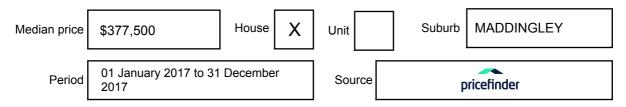
Indicative selling price

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

Price Range:

495,000 to \$520,000

Median sale price



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