

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

5 Sonny Close 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,500

Property type

House

Suburb

Maddingley

Period-from

01 Jan 2021

to

31 Dec 2021

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

19 Harry Vallence Drive Maddingley VIC 3340	\$627,551	15-May-21
10 Harry Vallence Drive Maddingley VIC 3340	\$605,000	28-May-21
7 Cosgrove Drive Maddingley VIC 3340	\$615,000	11-Oct-21

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: 21 January 2022

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19 Harry Vallence Drive Maddingley VIC 3340 Sold Price **\$627,551** Sold Date **15-May-21**

 4  2  2

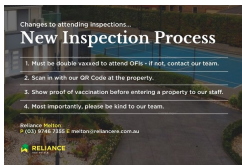
Distance **0.32km**



10 Harry Vallence Drive Maddingley VIC 3340 Sold Price **\$605,000** Sold Date **28-May-21**

 4  2  2

Distance **0.37km**



7 Cosgrove Drive Maddingley VIC 3340 Sold Price **\$615,000** Sold Date **11-Oct-21**

 4  2  2

Distance **0.37km**



5 Darcy Street Maddingley VIC 3340 Sold Price **\$565,000** Sold Date **24-Sep-21**

 3  2  1

Distance **0.11km**



7 Darcy Street Maddingley VIC 3340 Sold Price **\$522,000** Sold Date **25-Nov-20**

 3  1  6

Distance **0.11km**



5 Davison Court Maddingley VIC 3340 Sold Price **\$510,000** Sold Date **29-Jul-20**

 4  2  2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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**Rayner**

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**17 Davison Court Maddingley VIC 3340**

Sold Price

\$540,000

Sold Date

03-Mar-21

3
 2
 2

Distance

0.25km**2 Nixon Court Maddingley VIC 3340**

Sold Price

\$250,000

Sold Date

10-Nov-20

4
 2
 1

Distance

0.23km**7 Peters Close Maddingley VIC 3340**

Sold Price

\$535,000

Sold Date

01-Feb-21

3
 2
 4

Distance

0.09km**8 Peters Close Maddingley VIC 3340**

Sold Price

\$469,000

Sold Date

22-Jun-21

3
 1
 1

Distance

0.08km**4 Tess Court Maddingley VIC 3340**

Sold Price

\$525,000

Sold Date

26-Nov-20

3
 2
 3

Distance

0.09km**3 Duval Drive Maddingley VIC 3340**

Sold Price

\$465,000

Sold Date

21-May-21

4
 2
 2

Distance

0.22km

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15 Dewar Crescent Maddingley VIC 3340 Sold Price ^{RS} **\$535,000** Sold Date **07-Dec-21**
 Distance **0.29km**

 4  2  2



17 Dewar Crescent Maddingley VIC 3340 Sold Price **\$476,000** Sold Date **08-Dec-20**
 Distance **0.27km**

 4  2  2



16-18 Harry Vallence Drive Maddingley VIC 3340 Sold Price **\$7,315,888** Sold Date **21-Dec-21**
 Distance **0.23km**

 -  -  -



29 Harry Vallence Drive Maddingley VIC 3340 Sold Price **\$515,000** Sold Date **21-Mar-21**
 Distance **0.24km**

 4  2  2



34 Harry Vallence Drive Maddingley VIC 3340 Sold Price **\$510,000** Sold Date **03-Feb-21**
 Distance **0.13km**

 4  2  2



39 Harry Vallence Drive Maddingley VIC 3340 Sold Price **\$560,000** Sold Date **13-Oct-21**
 Distance **0.17km**

 4  2  2

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16 Slattery Court Maddingley VIC 3340

 4  2  2

Sold Price **\$530,000** Sold Date **01-Dec-21**

Distance **0.29km**



11 Ethan Street Maddingley VIC 3340

 4  2  2

Sold Price **\$580,000** Sold Date **24-Aug-20**

Distance **0.3km**



8 Ethan Street Maddingley VIC 3340

 3  2  2

Sold Price **\$250,000** Sold Date **27-Aug-20**

Distance **0.28km**



5/12 Duval Drive Maddingley VIC 3340

 4  2  2

Sold Price **\$390,000** Sold Date **03-Dec-20**

Distance **0.29km**



1A Leahy Street Maddingley VIC 3340

 -  -  -

Sold Price **\$225,000** Sold Date **28-Sep-20**

Distance **0.19km**



41 Bacchus Marsh-Balliang Road Maddingley VIC 3340

 4  2  2

Sold Price **\$630,000** Sold Date **24-May-21**

Distance **0.31km**

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**Rayner**

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**92 Stonehill Drive Maddingley VIC 3340**

4 2 2

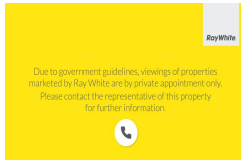
Sold Price

\$612,000

Sold Date

26-Aug-21

Distance

0.49km**12 Porter Avenue Maddingley VIC 3340**

3 2 2

Sold Price

\$590,000

Sold Date

22-Sep-21

Distance

0.58km**18 Porter Avenue Maddingley VIC 3340**

4 2 2

Sold Price

\$620,000

Sold Date

27-Jul-21

Distance

0.61km

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