



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Hegarty Place Maddingley VIC 3340

3 2 2

Indicative Selling Price

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

Range between \$399,000 & \$430,000

Median Sale Price

\$432,000 Houses in Maddingley between 01 Nov 2017 - 31 Oct 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.



4 Guy Place Maddingley VIC 3340

Sold Price

\$429,500

Sold Date

19-Jul-18

3 2 1

Distance

0.33km



24 Duval Drive Maddingley VIC 3340

Sold Price

\$430,000

Sold Date

03-Oct-18

4 2 2

Distance

0.38km



2 Second Mews Maddingley VIC 3340

Sold Price

\$410,000

Sold Date

06-Jun-18

3 2 2

Distance

0.62km

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