



## STATEMENT OF INFORMATION

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### LAND Offered for Sale

9 Stonehill Drive Maddingley VIC 3340

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### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$499,000 & \$528,000

### Median Sale Price

\$175,000 Lands in Maddingley between Feb 2017 - Jan 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.



10 Wimpara Crescent Maddingley  
VIC 3340

4 2 2

Sold Price **\$517,000** Sold Date **16-Oct-17**

Distance **0.22km**

33 Griffith Street Maddingley VIC  
3340

3 - -

Sold Price **\$515,000** Sold Date **12-Sep-17**

Distance **0.4km**



19 Porter Avenue Maddingley VIC  
3340

4 2 2

Sold Price **\$520,000** Sold Date **23-Jun-17**

Distance **0.45km**

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