# **STATEMENT OF INFORMATION**

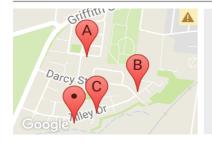
'HILLVIEW ESTATE" 2 FOURTH MEWS, MADDINGLEY, VIC 3340 PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



# **MEDIAN SALE PRICE**



# MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

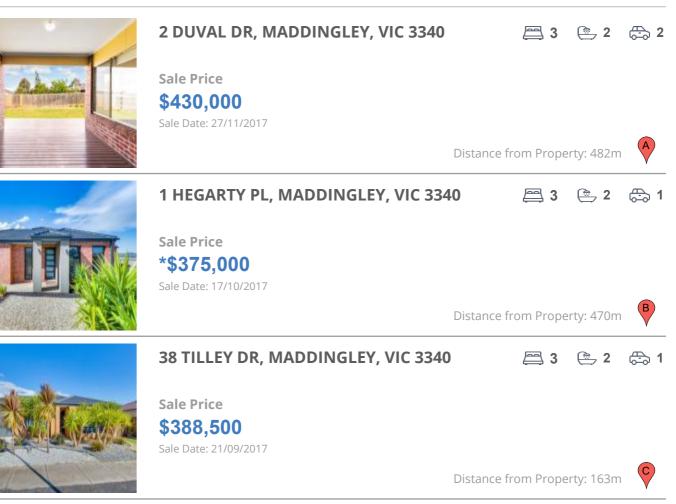
\$382,105

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 25/01/2018 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 "HILLVIEW ESTATE" 2 FOURTH MEWS, MADDINGLEY, VIC 3340 postcode

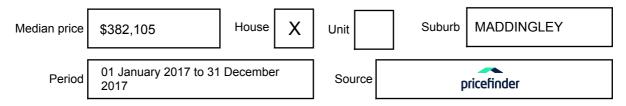
### Indicative selling price

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

Price Range:

\$380,000 to \$400,000

#### 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
2 DUVAL DR, MADDINGLEY, VIC 3340	\$430,000	27/11/2017
1 HEGARTY PL, MADDINGLEY, VIC 3340	*\$375,000	17/10/2017
38 TILLEY DR, MADDINGLEY, VIC 3340	\$388,500	21/09/2017