



STATEMENT OF INFORMATION

Prepared on 13 Feb 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Cosgrove Drive Maddingley VIC 3340

3 2 1

Indicative Selling Price

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

Range between \$429,000 & \$449,000

Median Sale Price

\$435,250 Houses in Maddingley between 01 Feb 2018 - 31 Jan 2019

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.



6 Drever Place Maddingley VIC 3340

3 2 2

Sold Price **\$443,000** Sold Date **28-Mar-18**

Distance **0.24km**



96 Stonehill Drive Maddingley VIC 3340

4 2 2

Sold Price **\$483,000** Sold Date **05-Jul-18**

Distance **0.32km**



79 Stonehill Drive Maddingley VIC 3340

3 2 2

Sold Price **\$420,000** Sold Date **05-Feb-18**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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