

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 or
locality and postcode

58 Griffith Street, Maddingley Vic 3340

Indicative selling price

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

Range between \$670,000

&

\$700,000

Median sale price

Median price \$470,500

Property Type House

Suburb Maddingley

Period - From 18/02/2019

to

17/02/2020

Source REIV

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 eighteen 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
1		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

18/02/2020 12:01

58 Griffith Street, Maddingley Vic 3340

 **Airport West**
Real Estate
Mark Marazita
03 93353334
mark@apwre.com.au



 4  2  1

Property Type: House
Land Size: 2377 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$700,000
Median House Price
18/02/2019 - 17/02/2020: \$470,500

Comparable Properties

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 eighteen months.

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.