

STATEMENT OF INFORMATION

47 DARCY STREET, MADDINGLEY, VIC 3340

PREPARED BY SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 DARCY STREET, MADDINGLEY, VIC

3 1 2

Indicative Selling Price

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

Price Range: **\$360,000 to \$380,000**

MEDIAN SALE PRICE



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

\$355,000

01 July 2016 to 30 June 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.



19 ESSENCE BVD, MADDINGLEY, VIC 3340

3 2 1

Sale Price

***\$365,000**

Sale Date: 18/07/2017

Distance from Property: 756m



1 GLEESON CRT, MADDINGLEY, VIC 3340

3 2 2

Sale Price

***\$330,000**

Sale Date: 18/07/2017

Distance from Property: 550m



51 TILLEY DR, MADDINGLEY, VIC 3340

3 2 2

Sale Price

***\$300,000**

Sale Date: 18/07/2017

Distance from Property: 137m



This report has been compiled on 28/08/2017 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2017 - 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
postcode

47 DARCY STREET, MADDINGLEY, VIC 3340

Indicative selling price

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

Price Range:

\$360,000 to \$380,000

Median sale price

Median price

\$355,000

House

X

Unit


Suburb

MADDINGLEY

Period

01 July 2016 to 30 June 2017

Source



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
19 ESSENCE BVD, MADDINGLEY, VIC 3340	*\$365,000	18/07/2017
1 GLEESON CRT, MADDINGLEY, VIC 3340	*\$330,000	18/07/2017
51 TILLEY DR, MADDINGLEY, VIC 3340	*\$300,000	18/07/2017