

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**149 Stonehill Drive,
MADDINGLEY 3340**

Indicative selling price

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

Range \$499,000 - \$544,000

Median sale price

Median **House** for **MADDINGLEY** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$481,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

93 Stonehill Drive,
Maddingley 3340

Price **\$590,000** Sold 05
March 2019

1 Blake Drive,
Maddingley 3340

Price **\$620,000** Sold 10 May
2019

9 Mimulus Rd,
Maddingley 3340

Price **\$560,000** Sold 23 April
2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths



2 parking

Biggin & Scott Melton

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Contact agents



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