

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 and
postcode

4 Morgan Street Maddingley VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$555,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$269,000

Property type

Land

Suburb

Maddingley

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 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

6 Cosgrove Drive Maddingley VIC 3340	\$235,000	10-Mar-20
14 Cosgrove Drive Maddingley VIC 3340	\$560,000	17-Nov-20
43 Oleary Way Maddingley VIC 3340	\$540,000	04-Dec-19

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 18 months.~~

This Statement of Information was prepared on: 01 February 2021


6 Cosgrove Drive Maddingley VIC 3340
 4  2  -

Sold Price

\$235,000

Sold Date

10-Mar-20

Distance

0.12km

14 Cosgrove Drive Maddingley VIC 3340
 3  2  3

Sold Price

\$560,000

Sold Date

17-Nov-20

Distance

0.13km

43 Oleary Way Maddingley VIC 3340
 4  2  2

Sold Price

\$540,000

Sold Date

04-Dec-19

Distance

0.13km

8 Porter Avenue Maddingley VIC 3340
 4  2  2

Sold Price

\$582,500

Sold Date

06-Nov-20

Distance

0.17km

9 Cosgrove Drive Maddingley VIC 3340
 4  2  2

Sold Price

\$547,000

Sold Date

27-Nov-20

Distance

0.18km

17 Cosgrove Drive Maddingley VIC 3340
 4  2  2

Sold Price

\$525,000

Sold Date

08-Oct-19

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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130 Stonehill Drive Maddingley VIC 3340

Sold Price

\$522,500

Sold Date

25-Sep-20

 4  2  2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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