



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

18 Griffith Street Maddingley VIC 3340

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$389,000 & \$399,000

### Median Sale Price

\$450,000 Houses in Maddingley between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### 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.



<b>38A Gaynor Street Maddingley VIC 3340</b>	Sold Price	<b>\$332,500</b>	Sold Date	<b>19-Mar-19</b>
3  1  1			Distance	<b>0.87km</b>



<b>5 Lyle Street Bacchus Marsh VIC 3340</b>	Sold Price <sup>RS</sup>	<b>\$393,000</b> <sup>UN</sup>	Sold Date	<b>25-Jun-19</b>
3  1  2			Distance	<b>1.58km</b>



<b>15 Shea Street Bacchus Marsh VIC 3340</b>	Sold Price	<b>\$390,000</b>	Sold Date	<b>05-Jun-19</b>
3  1  1			Distance	<b>1.64km</b>

RS = Recent sale      UN = Undisclosed Sale

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