

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

23 HARKNESS ROAD 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Maddingley

Period-from

01 Oct 2023

to

30 Sep 2024

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

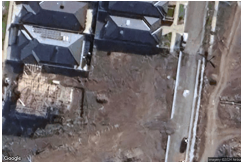
Date of sale

LOT 2224 BARRETT ROAD MADDINGLEY VIC 3340	\$335,000	06-Nov-23
LOT 2229 BOOTH ROAD MADDINGLEY VIC 3340	\$310,000	01-May-24
LOT 2344 HOLLYHOKE DRIVE MADDINGLEY VIC 3340	\$330,000	11-Jul-24

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: 02 October 2024



**LOT 2224 BARRETT ROAD
MADDINGLEY VIC 3340**

- - -

Sold Price **\$335,000** Sold Date **06-Nov-23**

Distance **0.27km**



**LOT 2229 BOOTH ROAD
MADDINGLEY VIC 3340**

- - -

Sold Price **\$310,000** Sold Date **01-May-24**

Distance **0.33km**

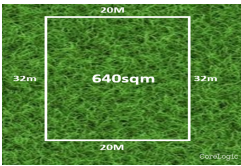


**LOT 2344 HOLLYHOKE DRIVE
MADDINGLEY VIC 3340**

- - -

Sold Price **\$330,000** Sold Date **11-Jul-24**

Distance **0.55km**



**46 FULHAM CIRCUIT BACCHUS
MARSH VIC 3340**

- - -

Sold Price **\$320,000** Sold Date **02-Feb-24**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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