

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

20 Dewar Crescent Maddingley, 3340

Indicative selling price

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

Range between \$490,000.00 & \$520,000.00

Median sale price

Median price \$420,000.00 Property Type HOUSE Suburb MADDINGLY

Period - From 01-May-2019 to 01-Nov-2019 Source realestate.com.au

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22 Drever Place Maddingley VIC 3340	\$512,000.00	21-Jul-2019
2	149 Stonehill Drive Maddingley VIC 3340 476m2	\$527,000.00	23-Aug-2019
3	17 Cosgrove Drive Maddingley VIC 3340 482m2	\$525,000.00	01-Aug-2019

This statement of information was prepared on 21-Feb-2020 at 6:58:48 PM EST