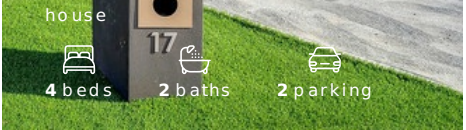




# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**17 Cosgrove Drive,  
MADDINGLEY 3340**



## Indicative selling price

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

**Range \$520,000 - \$525,000**

## Median sale price

Median **house** for **MADDINGLEY** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$446,250**

## 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.

**149 Stonehill Drive,**  
Maddingley 3340

**Price \$527,000** Sold 17  
September 2019

**22 Drever Place ,**  
Maddingley 3340

**Price \$512,000** Sold 21 July  
2019

**40 Cosgrove,**  
Maddingley 3340

**Price \$487,000** Sold 05  
August 2019

This Statement of Information was prepared on 8th Oct 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.

## Biggin & Scott Melton

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## Contact agents



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