

STATEMENT OF INFORMATION

"HILLVIEW ESTATE" 38 TILLEY DRIVE, MADDINGLEY, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"HILLVIEW ESTATE" 38 TILLEY DRIVE,

3 2 1

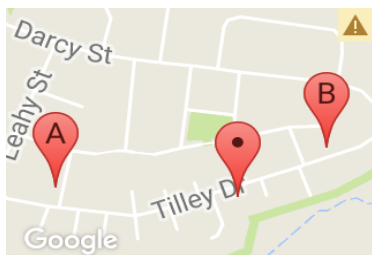
Indicative Selling Price

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

Price Range: \$380,000 to \$390,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

\$357,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 GLEESON CRT, MADDINGLEY, VIC 3340

3 2 2

Sale Price

***\$330,000**

Sale Date: 18/07/2017

Distance from Property: 297m



51 TILLEY DR, MADDINGLEY, VIC 3340

3 2 2

Sale Price

***\$300,000**

Sale Date: 18/07/2017

Distance from Property: 171m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range:

\$380,000 to \$390,000

Median sale price

Median price

\$357,000

House

X

Unit


Suburb

MADDINGLEY

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 GLEESON CRT, MADDINGLEY, VIC 3340	*\$330,000	18/07/2017
51 TILLEY DR, MADDINGLEY, VIC 3340	*\$300,000	18/07/2017