



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Inglis Street Maddingley VIC 3340

3 1 2

Indicative Selling Price

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

Range between \$439,000 & \$469,000

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.



13 Madden Drive Bacchus Marsh VIC 3340 Sold Price **\$460,000** Sold Date **11-Apr-19**
 3 2 2 Distance **1.19km**



1 Ninth Mews Maddingley VIC 3340 Sold Price **\$453,000** Sold Date **04-Apr-19**
 3 2 3 Distance **1.27km**



5 Drever Place Maddingley VIC 3340 Sold Price **\$440,000** Sold Date **31-May-19**
 4 2 2 Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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