

## 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

25 FAIRBANK WAY MADDINGLEY VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Maddingley

Period-from

01 Jun 2021

to

31 May 2022

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

|  |           |           |
|--|-----------|-----------|
| 62 STONEHILL DRIVE MADDINGLEY VIC 3340 | \$695,000 | 18-Feb-22 |
| 28 MORGAN STREET MADDINGLEY VIC 3340   | \$700,000 | 02-Aug-21 |
| 28 CASPAR PLACE MADDINGLEY VIC 3340    | \$732,000 | 13-May-22 |

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: 09 June 2022



**62 STONEHILL DRIVE  
MADDINGLEY VIC 3340**

 4  2  2

Sold Price **\$695,000** Sold Date **18-Feb-22**

Distance **0.33km**



**28 MORGAN STREET MADDINGLEY  
VIC 3340**

 4  2  2

Sold Price **\$700,000** Sold Date **02-Aug-21**

Distance **0.34km**



**28 CASPAR PLACE MADDINGLEY  
VIC 3340**

 3  2  2

Sold Price <sup>RS</sup> **\$732,000** Sold Date **13-May-22**

Distance **-**

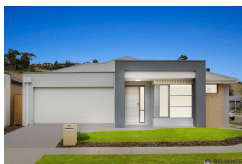


**13 COSGROVE DRIVE  
MADDINGLEY VIC 3340**

 4  2  2

Sold Price **\$645,000** Sold Date **03-Dec-21**

Distance **-**



**14 CARINYA STREET BACCHUS  
MARSH VIC 3340**

 4  2  2

Sold Price **\$620,000** Sold Date **07-Mar-22**

Distance **-**



**31 O'LEARY WAY MADDINGLEY VIC  
3340**

 2  2  1

Sold Price **\$459,000** Sold Date **23-Aug-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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**Rayner**

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**17 STONEHILL DRIVE MADDINGLEY VIC 3340**Sold Price **\$590,000** Sold Date **05-Mar-22**

3
 2
 2

Distance -

**12 CASPAR PLACE MADDINGLEY VIC 3340**Sold Price **\$640,000** Sold Date **03-Feb-22**

4
 2
 2

Distance -

**13 PORTER AVENUE MADDINGLEY VIC 3340**Sold Price <sup>RS</sup> **\$650,500** Sold Date **18-May-22**

3
 2
 3

Distance **0.27km****18 PORTER AVENUE MADDINGLEY VIC 3340**Sold Price **\$620,000** Sold Date **27-Jul-21**

4
 2
 2

Distance **0.32km****21 MOONGLOW CRESCENT MADDINGLEY VIC 3340**Sold Price <sup>RS</sup> **\$669,000** Sold Date **08-Apr-22**

4
 2
 2

Distance **0.54km****10 COBHAM RISE MADDINGLEY VIC 3340**Sold Price **\$639,000** Sold Date **16-Mar-22**

4
 2
 2

Distance -

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**14 FAIRBANK WAY MADDINGLEY VIC 3340**

 4  2  2

Sold Price

**\$760,000**

Sold Date

**28-Mar-22**

Distance

**0.07km**



**79 OLEARY WAY MADDINGLEY VIC 3340**

 4  2  2

Sold Price

**\$601,000**

Sold Date

**23-Nov-21**

Distance

**0.04km**



**4 COSGROVE DRIVE MADDINGLEY VIC 3340**

 4  2  2

Sold Price

**\$655,000**

Sold Date

**15-Oct-21**

Distance

**0.58km**



**14 DURWARD AVENUE MADDINGLEY VIC 3340**

 4  2  2

Sold Price

**\$670,000**

Sold Date

**20-Nov-21**

Distance

**0.46km**



**28 DURWARD AVENUE MADDINGLEY VIC 3340**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**06-Jan-22**

Distance

**0.4km**



**80 CALDERWOOD ROAD MADDINGLEY VIC 3340**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**17-Nov-21**

Distance

**0.17km**

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**164 STONEHILL DRIVE  
MADDINGLEY VIC 3340**

 4  2  2

Sold Price **\$644,000** Sold Date **14-Feb-22**

Distance -



**40 STONEHILL DRIVE  
MADDINGLEY VIC 3340**

 3  2  2

Sold Price **\$580,000** Sold Date **09-Dec-21**

Distance -



**43 O'LEARY WAY MADDINGLEY  
VIC 3340**

 4  2  2

Sold Price **\$610,000** Sold Date **20-Nov-21**

Distance **0.35km**



**16 OSWIN STREET MADDINGLEY  
VIC 3340**

 4  2  2

Sold Price **\$615,000** Sold Date **16-Apr-22**

Distance **0.17km**



**4 PORTER AVENUE MADDINGLEY  
VIC 3340**

 3  2  2

Sold Price **\$695,000** Sold Date **05-Jan-22**

Distance **0.39km**



**89 CONNOR STREET BACCHUS  
MARSH VIC 3340**

 3  2  2

Sold Price **\$660,000** Sold Date **15-Jun-21**

Distance **1.16km**

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**14 HOLMAN CRESCENT BACCHUS  
MARSH VIC 3340**

Sold Price

**\$700,000**

Sold Date

**02-Mar-22**



4



2



2

Distance

**1.18km**

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