

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 or
locality and postcode

Brighton Rise, Maddingley Vic 3340

Indicative selling price

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

Single price \$433,000

Median sale price

Median price \$298,000

Property Type Vacant land

Suburb Maddingley

Period - From 23/12/2023

to 22/12/2024

Source Property Data

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
1	50 Grandview Cr DARLEY 3340	\$325,000	10/10/2024
2	135 Adelong Way BACCHUS MARSH 3340	\$300,000	03/09/2024
3	7 Kardinia St BACCHUS MARSH 3340	\$318,000	12/08/2024

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:

23/12/2024 10:56