

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

240 STONEHILL DRIVE MADDINGLEY VIC 3340

Indicative selling price

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

Single Price

or range
between

\$299,000

&

\$329,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$274,500

Property type

Land

Suburb

Maddingley

Period-from

01 Mar 2023

to

29 Feb 2024

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

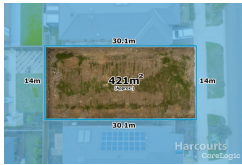
Date of sale

35 OLEARY WAY MADDINGLEY VIC 3340	\$343,000	29-Sep-22
LOT 2234 HOLLYHOKE DRIVE MADDINGLEY VIC 3340	\$362,000	28-Sep-23
11 BERRI STREET BACCHUS MARSH VIC 3340	\$312,000	26-Jul-23

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: 18 March 2024



35 OLEARY WAY MADDINGLEY VIC 3340

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Sold Price

\$343,000

Sold Date

29-Sep-22

Distance

1km


LOT 2234 HOLLYHOKE DRIVE MADDINGLEY VIC 3340

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  -

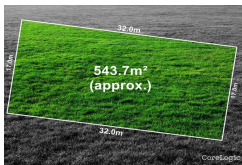
Sold Price

\$362,000

Sold Date

28-Sep-23

Distance

0.55km


11 BERRI STREET BACCHUS MARSH VIC 3340

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Sold Price

\$312,000

Sold Date

26-Jul-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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