



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

16 Farrow Place Maddingley VIC 3340

3 2 2

Indicative Selling Price

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

Range between \$449,000 & \$479,000

Median Sale Price

\$428,000 Houses in Maddingley between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



41 Tilley Drive Maddingley VIC
3340

4 2 2

Sold Price **\$460,000** Sold Date **26-Mar-18**

Distance **1.22km**



14 Davison Court Maddingley VIC
3340

3 2 2

Sold Price **\$450,000** Sold Date **14-Jun-18**

Distance **1.23km**



2 Fifth Mews Maddingley VIC 3340

3 2 2

Sold Price

Sold Date **02-May-18**

Distance **1.32km**

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