

STATEMENT OF INFORMATION

31 MOORE STREET, MADDINGLEY, VIC

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**31 MOORE STREET, MADDINGLEY, VIC**

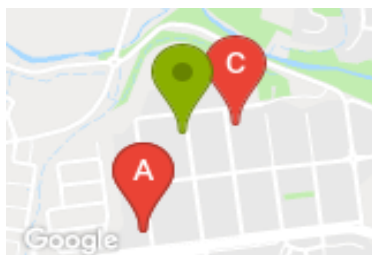
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$450,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE

**MADDINGLEY, VIC, 3340**

Suburb Median Sale Price (House)

\$420,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**5/1 BARRY ST, MADDINGLEY, VIC 3340**

3
 2
 1

Sale Price

\$379,000

Sale Date: 16/05/2018

Distance from Property: 376m

**2/1 BARRY ST, MADDINGLEY, VIC 3340**

3
 2
 1

Sale Price

\$379,000

Sale Date: 16/05/2018

Distance from Property: 376m

**34 INGLIS ST, MADDINGLEY, VIC 3340**

3
 2
 2

Sale Price

\$538,000

Sale Date: 13/05/2018

Distance from Property: 177m



This report has been compiled on 06/08/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 MOORE STREET, MADDINGLEY, VIC

Indicative selling price

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

Single Price:

\$450,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

MADDINGLEY

Period

01 July 2017 to 30 June 2018

Source



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.

Address of comparable property	Price	Date of sale
5/1 BARRY ST, MADDINGLEY, VIC 3340	\$379,000	16/05/2018
2/1 BARRY ST, MADDINGLEY, VIC 3340	\$379,000	16/05/2018
34 INGLIS ST, MADDINGLEY, VIC 3340	\$538,000	13/05/2018