

STATEMENT OF INFORMATION

"HILLVIEW ESTATE" 41 TILLEY DRIVE, MADDINGLEY, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"HILLVIEW ESTATE" 41 TILLEY DRIVE,

4 2 2

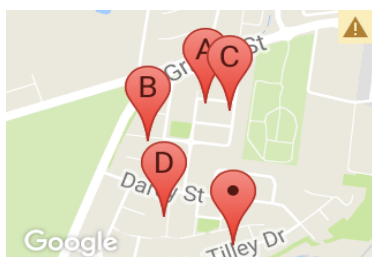
Indicative Selling Price

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

Price Range: \$455,000 to \$475,000

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

\$385,000

01 January 2017 to 31 December 2017

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.



19 DEWAR CRES, MADDINGLEY, VIC 3340

4 2 2

Sale Price

***\$435,500**

Sale Date: 19/02/2018

Distance from Property: 520m



4 SONNY CL, MADDINGLEY, VIC 3340

4 2 2

Sale Price

***\$475,000**

Sale Date: 29/01/2018

Distance from Property: 469m



15 DUVAL DR, MADDINGLEY, VIC 3340

4 2 2

Sale Price

\$495,000

Sale Date: 26/10/2017

Distance from Property: 483m



This report has been compiled on 26/02/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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**16 DAVISON CRT, MADDINGLEY, VIC 3340** **4**  **2**  **3****Sale Price****\$460,000**

Sale Date: 13/10/2017

Distance from Property: 249m



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

"HILLVIEW ESTATE" 41 TILLEY DRIVE, MADDINGLEY, VIC 3340

Indicative selling price

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

Price Range:

\$455,000 to \$475,000

Median sale price

Median price

\$385,000

House

X

Unit


Suburb

MADDINGLEY

Period

01 January 2017 to 31 December 2017

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
19 DEWAR CRES, MADDINGLEY, VIC 3340	*\$435,500	19/02/2018
4 SONNY CL, MADDINGLEY, VIC 3340	*\$475,000	29/01/2018
15 DUVAL DR, MADDINGLEY, VIC 3340	\$495,000	26/10/2017
16 DAVISON CRT, MADDINGLEY, VIC 3340	\$460,000	13/10/2017