

# SWEENEY

## STATEMENT OF INFORMATION

2 DAVISON COURT, MADDINGLEY, VIC 3340

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

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 2 DAVISON COURT, MADDINGLEY, VIC

4 2 2

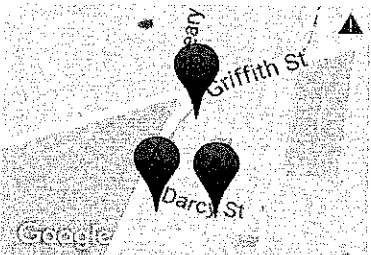
#### Indicative Selling Price

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

Price Range: **480,000 to 510,000**

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

## MEDIAN SALE PRICE



### MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

**\$365,000**

01 April 2017 to 30 June 2017

Provided by pricefinder

## COMPARABLE PROPERTIES

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.



### 4 LEAHY ST, MADDINGLEY, VIC 3340

4 2 4

Sale Price

**Price Withheld**

Sale Date: 20/06/2017

Distance from Property: 196m



### 8 TESS CRT, MADDINGLEY, VIC 3340

4 2 2

Sale Price

**\*\$452,000**

Sale Date: 02/06/2017

Distance from Property: 360m



## 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

2 DAVISON COURT, MADDINGLEY, VIC 3340

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 480,000 to 510,000

### Median sale price

Median price

\$365,000

House

X

Unit

Suburb

MADDINGLEY

Period

01 April 2017 to 30 June 2017

Source

pricfinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

4 LEAHY ST, MADDINGLEY, VIC 3340	Price Withheld	20/06/2017
8 TESS CRT, MADDINGLEY, VIC 3340	*\$452,000	02/06/2017