

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

16 Dogherty Court 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

\$428,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$272,500

Property type

Land

Suburb

Maddingley

Period-from

01 Jan 2019

to

31 Dec 2019

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

36 Tilley Drive Maddingley VIC 3340	\$419,000	16-Apr-19
8 Hegarty Place Maddingley VIC 3340	\$440,000	30-Apr-19
4 Quamby Mews Maddingley VIC 3340	\$425,000	28-May-19

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: 21 January 2020



36 Tilley Drive Maddingley VIC 3340

 3  2  2

Sold Price **\$419,000** Sold Date **16-Apr-19**

Distance **0.18km**



8 Hegarty Place Maddingley VIC 3340

 3  2  2

Sold Price **\$440,000** Sold Date **30-Apr-19**

Distance **0.21km**



4 Quamby Mews Maddingley VIC 3340

 3  2  2

Sold Price **\$425,000** Sold Date **28-May-19**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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