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

17 Dewar Crescent 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	or range between	\$470,000	&	\$480,000
--------------	---------------------	-----------	---	-----------

Median sale price

(*Delete house or unit as applicable)

Median Price	\$500,000	Prope	erty type	type House		Suburb	Maddingley
Period-from	01 Nov 2019	to	31 Oct 2	2020	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
20 Dewar Crescent Maddingley VIC 3340	\$490,000	21-Feb-20
11 Stonehill Drive Maddingley VIC 3340	\$486,000	18-Jan-20
31 Burbidge Drive Bacchus Marsh VIC 3340	\$490,000	29-Oct-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: 14 November 2020





Len smith P 5366 3600

M 0418343754

E len@raynerfn.com.au



4

2 4

20 Dewar Crescent Maddingley VIC Sold Price 3340

\$490,000 Sold Date **21-Feb-20**

0.08km Distance



11 Stonehill Drive Maddingley VIC 3340

₽ 2

Sold Price

\$486,000 Sold Date **18-Jan-20**

Distance 0.76km



31 Burbidge Drive Bacchus Marsh **VIC 3340**

\$ 2

Sold Price

\$490,000 Sold Date 29-Oct-19

Distance 2.67km



7 Harry Vallence Drive Maddingley Sold Price VIC 3340

\$550,000 Sold Date 28-May-20

Distance 0.18km



17 Cosgrove Drive Maddingley VIC Sold Price

\$525,000 Sold Date 08-Oct-19

3340 **4**

= -

2 4

 \bigcirc 2

₽ 2

Distance

0.44km



19 Porter Avenue Maddingley VIC 3340

\$ 2

Sold Price

\$565,000 Sold Date 22-May-20

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Len smith P 5366 3600 M 0418343754

E len@raynerfn.com.au

21 Drever Place Maddingley VIC 3340

aa2

\$ 2

₽ 2

二 4

= 4

= 4

= 4

₽ 2

Sold Price

\$537,000 Sold Date 17-Feb-20

Distance

0.71km



14 Dixon Way Maddingley VIC 3340 Sold Price

\$515,000 Sold Date 29-Jan-20

Distance

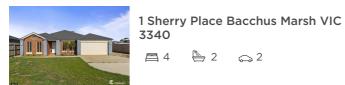
0.74km



5 Cuddle Court Bacchus Marsh VIC Sold Price 3340

\$496,000 Sold Date 05-Mar-20

Distance 2.14km



Sold Price

\$520,000 Sold Date 20-Mar-20

Distance 2.41km



33 Burbidge Drive Bacchus Marsh VIC 3340

⇔ 2

Sold Price

\$515,000 Sold Date 29-Oct-19

Distance 2.68km



四 4

₾ 2

\$ 2

\$490,000 Sold Date 22-May-20

Sold Price 5 Farm Court Bacchus Marsh VIC 3340

Distance 2.68km

= -

\$ 2

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Len smith
P 5366 3600

M 0418343754 E len@raynerfn.com.au

3 Lobelia Court Darley VIC 3340

Sold Price

Sold Date 24-Oct-19

□ 4 **□** 2 **□** 2

Distance 3km



41 Silverdale Drive Darley VIC 3340 Sold Price

\$522,000 Sold Date 28-Oct-19

Distance

3.06km

□ 4 **□** 2 **□** 2

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.