

## 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](http://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

Property type

House

Suburb

Maddingley

Period-from

01 Nov 2019

to

31 Oct 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



**20 Dewar Crescent Maddingley VIC 3340** Sold Price **\$490,000** Sold Date **21-Feb-20**

 4  2  2

Distance **0.08km**



**11 Stonehill Drive Maddingley VIC 3340** Sold Price **\$486,000** Sold Date **18-Jan-20**

 4  2  2

Distance **0.76km**



**31 Burbidge Drive Bacchus Marsh VIC 3340** Sold Price **\$490,000** Sold Date **29-Oct-19**

 4  2  2

Distance **2.67km**



**7 Harry Vallence Drive Maddingley VIC 3340** Sold Price **\$550,000** Sold Date **28-May-20**

 4  2  2

Distance **0.18km**



**17 Cosgrove Drive Maddingley VIC 3340** Sold Price **\$525,000** Sold Date **08-Oct-19**

 4  2  2

Distance **0.44km**



**19 Porter Avenue Maddingley VIC 3340** Sold Price **\$565,000** Sold Date **22-May-20**

 -  2  2

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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### 21 Drever Place Maddingley VIC 3340

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

 4  2  2

Distance **0.71km**



### 14 Dixon Way Maddingley VIC 3340

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

 4  2  2

Distance **0.74km**



### 5 Cuddle Court Bacchus Marsh VIC 3340

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

 4  2  2

Distance **2.14km**



### 1 Sherry Place Bacchus Marsh VIC 3340

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

 4  2  2

Distance **2.41km**



### 33 Burbidge Drive Bacchus Marsh VIC 3340

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

 4  2  2

Distance **2.68km**



### 5 Farm Court Bacchus Marsh VIC 3340

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

 -  -  2

Distance **2.68km**

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UN = Undisclosed Sale

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**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**

 4  2  2

Distance **3.06km**

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