

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

6 PHILLIPS ROAD 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Maddingley

Period-from

01 May 2021

to

30 Apr 2022

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

4 STONEHILL DRIVE MADDINGLEY VIC 3340	\$547,000	17-Sep-21
10 DIXON WAY MADDINGLEY VIC 3340	\$510,000	30-Jun-21
20 SWEET AVENUE MADDINGLEY VIC 3340	\$560,000	21-Oct-21

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: 05 May 2022



4 STONEHILL DRIVE MADDINGLEY VIC 3340

3 2 1

Sold Price

\$547,000

Sold Date

17-Sep-21

Distance

-



10 DIXON WAY MADDINGLEY VIC 3340

3 2 1

Sold Price

\$510,000

Sold Date

30-Jun-21

Distance

0.19km



20 SWEET AVENUE MADDINGLEY VIC 3340

3 2 2

Sold Price

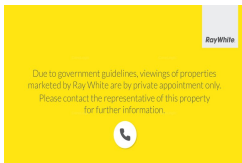
\$560,000

Sold Date

21-Oct-21

Distance

0.45km



27 KYEAMBA CIRCUIT BACCHUS MARSH VIC 3340

3 2 1

Sold Price

\$530,000

Sold Date

25-Aug-21

Distance

-



7 BULBINE ROAD MADDINGLEY VIC 3340

3 2 1

Sold Price

\$520,000

Sold Date

21-Dec-21

Distance

-



16 STONEHILL DRIVE MADDINGLEY VIC 3340

2 2 2

Sold Price

\$510,000

Sold Date

21-Sep-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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