

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

10 Mimulus 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

\$469,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Maddingley

Period-from

01 Jan 2020

to

31 Dec 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

4 Tess Court Maddingley VIC 3340	\$525,000	24-Nov-20
9 Drever Place Maddingley VIC 3340	\$490,000	17-Aug-20
6 Ryder Close Maddingley VIC 3340	\$490,000	07-Jan-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.~~

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4 Tess Court Maddingley VIC 3340 Sold Price ^{RS} \$525,000 Sold Date 24-Nov-20
Distance 0.81km
3 2 3



9 Drever Place Maddingley VIC 3340 Sold Price \$490,000 Sold Date 17-Aug-20
Distance 1.02km
3 2 2



6 Ryder Close Maddingley VIC 3340 Sold Price ^{RS} \$490,000 Sold Date 07-Jan-21
Distance 1.31km
3 2 2

RS = Recent sale UN = Undisclosed Sale

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