



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

10 Fairbank Way Maddingley VIC 3340

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$529,000 & \$559,000

Median Sale Price

\$442,500 Houses in Maddingley between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



93 Stonehill Drive Maddingley VIC 3340

4 2 2

Sold Price

\$580,500

Sold Date

19-Jun-18

Distance

0.58km

20 McLachlan Street Bacchus Marsh VIC 3340

4 2 2

Sold Price

\$565,000

Sold Date

02-Jun-18

Distance

1.19km



11 McLachlan Street Bacchus Marsh VIC 3340

4 2 2

Sold Price

\$545,000

Sold Date

25-Oct-18

Distance

1.23km

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