

# STATEMENT OF INFORMATION

4 RYDER CLOSE, MADDINGLEY, VIC

PREPARED BY BELINDA LEWIN, SWEENEY BACCHUS MARSH

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 4 RYDER CLOSE, MADDINGLEY, VIC

- 
 - 
 -

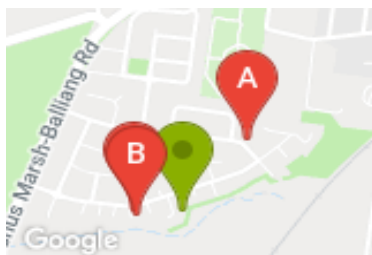
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$435,000**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

## MEDIAN SALE PRICE



### MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

**\$415,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 47 DARCY ST, MADDINGLEY, VIC 3340

3 
 1 
 2

Sale Price

**\$401,000**

Sale Date: 12/09/2017

Distance from Property: 335m



### 2 FOURTH MEWS, MADDINGLEY, VIC 3340

3 
 2 
 2

Sale Price

**\$387,000**

Sale Date: 20/02/2018

Distance from Property: 154m



### 1 FOURTH MEWS, MADDINGLEY, VIC 3340

3 
 2 
 2

Sale Price

**\$431,000**

Sale Date: 20/03/2018

Distance from Property: 155m



This report has been compiled on 27/06/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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 information contained in this report 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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4 RYDER CLOSE, MADDINGLEY, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$435,000

Median sale price

Median price

\$415,000

House

X

Unit


Suburb

MADDINGLEY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
47 DARCY ST, MADDINGLEY, VIC 3340	\$401,000	12/09/2017
2 FOURTH MEWS, MADDINGLEY, VIC 3340	\$387,000	20/02/2018
1 FOURTH MEWS, MADDINGLEY, VIC 3340	\$431,000	20/03/2018