

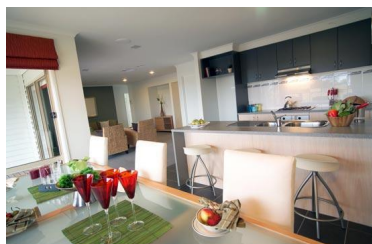
STATEMENT OF INFORMATION

"CHILD PTY - 470400" 2 SECOND MEWS, MADDINGLEY, VIC 3340

PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**"CHILD PTY - 470400" 2 SECOND MEWS,**

3



2



1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range:****\$385,000 to \$405,000**

Provided by: Jodi Nash, Sweeney Estate Agents (Bacchus Marsh)

MEDIAN SALE PRICE

**MADDINGLEY, VIC, 3340**

Suburb Median Sale Price (House)

\$380,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**2 THIRD MEWS, MADDINGLEY, VIC 3340**

3



2



2

Sale Price***\$369,000**

Sale Date: 16/01/2018

Distance from Property: 42m

**2 DUVAL DR, MADDINGLEY, VIC 3340**

3



2



2

Sale Price**\$430,000**

Sale Date: 27/11/2017

Distance from Property: 503m

**38 TILLEY DR, MADDINGLEY, VIC 3340**

3



2



1

Sale Price**\$388,500**

Sale Date: 21/09/2017

Distance from Property: 258m

This report has been compiled on 19/02/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

"CHILD PTY - 470400" 2 SECOND MEWS, MADDINGLEY, VIC 3340

Indicative selling price

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

Price Range:

\$385,000 to \$405,000

Median sale price

Median price

\$380,500

House

X

Unit


Suburb

MADDINGLEY

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
2 THIRD MEWS, MADDINGLEY, VIC 3340	*\$369,000	16/01/2018
2 DUVAL DR, MADDINGLEY, VIC 3340	\$430,000	27/11/2017
38 TILLEY DR, MADDINGLEY, VIC 3340	\$388,500	21/09/2017