

STATEMENT OF INFORMATION

21 MOONGLOW CRESCENT, MADDINGLEY, VIC 3340

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 MOONGLOW CRESCENT,

3 2 2

Indicative Selling Price

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

Price Range: 480,000 to 500,000

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

MEDIAN SALE PRICE



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

\$385,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 LOMANDRA AVE, MADDINGLEY, VIC

3 2 2

Sale Price

***\$540,000**

Sale Date: 22/11/2017

Distance from Property: 291m



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	21 MOONGLOW CRESCENT, MADDINGLEY, VIC 3340
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Indicative selling price

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

Price Range:	480,000 to 500,000
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Median sale price

Median price	\$385,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	MADDINGLEY
Period	01 January 2017 to 31 December 2017			Source			

Comparable property sales

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.

Address of comparable property	Price	Date of sale
10 LOMANDRA AVE, MADDINGLEY, VIC 3340	*\$540,000	22/11/2017