

# 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,







**Indicative Selling Price** 

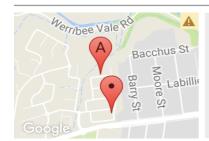
For the meaning of this price see consumer.vic.au/underquoting

**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







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

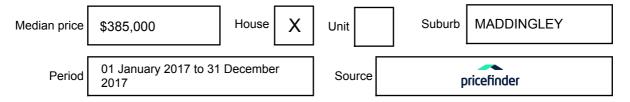
21 MOONGLOW CRESCENT, MADDINGLEY, VIC 3340

# Indicative selling price

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

Price Range: 480,000 to 500,000

#### Median sale price



# 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