

STATEMENT OF INFORMATION

"HILLVIEW ESTATE" 8 GLEESON COURT, MADDINGLEY, VIC
PREPARED BY JODI NASH, SWEENEY ESTATE AGENTS (BACCHUS MARSH)

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"HILLVIEW ESTATE" 8 GLEESON COURT,  **3**  **2**  **1**

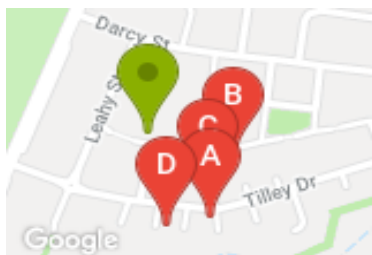
Indicative Selling Price

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

Price Range: **null**

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

MEDIAN SALE PRICE



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

\$417,000

01 July 2017 to 30 June 2018

Provided by: 

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.



24 TILLEY DR, MADDINGLEY, VIC 3340

 **3**  **2**  **2**

Sale Price

***\$390,000**

Sale Date: 15/06/2018

Distance from Property: 183m



11 SLATTERY CRT, MADDINGLEY, VIC 3340

 **3**  **2**  **2**

Sale Price

***\$460,000**

Sale Date: 18/05/2018

Distance from Property: 147m



2 FIFTH MEWS, MADDINGLEY, VIC 3340

 **3**  **2**  **2**

Sale Price

\$450,000

Sale Date: 02/05/2018

Distance from Property: 137m



This report has been compiled on 03/07/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 SECOND MEWS, MADDINGLEY, VIC 3340

 3  2  1

Sale Price

***\$410,000**

Sale Date: 28/02/2018

Distance from Property: 168m



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

"HILLVIEW ESTATE" 8 GLEESON COURT, MADDINGLEY, VIC

Indicative selling price

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

Price Range:

null

Median sale price

Median price

\$417,000

House

X

Unit


Suburb

MADDINGLEY

Period

01 July 2017 to 30 June 2018

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
24 TILLEY DR, MADDINGLEY, VIC 3340	*\$390,000	15/06/2018
11 SLATTERY CRT, MADDINGLEY, VIC 3340	*\$460,000	18/05/2018
2 FIFTH MEWS, MADDINGLEY, VIC 3340	\$450,000	02/05/2018
2 SECOND MEWS, MADDINGLEY, VIC 3340	*\$410,000	28/02/2018