Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

8 WITHAM ROAD MADDINGLEY VIC 3340

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range \$479,000		\$509,000	
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$615,000	Property type	House	Suburb	Maddingley	

30 Sep 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2023

A* 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.

to

Address of comparable property	Price	Date of sale	
31 GLADMAN ROAD MADDINGLEY VIC 3340	\$494,000	03-Sep-24	
4/2A GLADMAN ROAD MADDINGLEY VIC 3340	\$487,500	19-Dec-23	
3 RYDER CLOSE MADDINGLEY VIC 3340	\$505,000	04-Jun-24	

OR

B* 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.

This Statement of Information was prepared on: 28 October 2024



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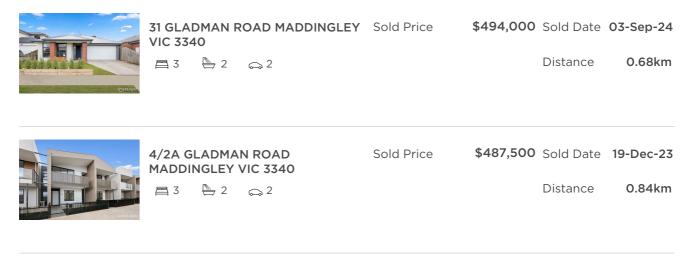
consumer.vic.gov.au



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upa.	3 RYDER CLOSE MADDINGLEY VIC Sold Price 3340				\$505,000	Sold Date	04-Jun-24
	= 3	2	Ģ ⁻			Distance	1.58km

RS = Recent sale UN = Undisclosed Sale

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