

STATEMENT OF INFORMATION

96 STONEHILL DRIVE, MADDINGLEY, VIC 3340

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



96 STONEHILL DRIVE, MADDINGLEY, VIC  4  2  2

Indicative Selling Price

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

Price Range: \$475,000 to \$500,000

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

MEDIAN SALE PRICE



MADDINGLEY, VIC, 3340

Suburb Median Sale Price (House)

\$410,000

01 April 2017 to 31 March 2018

Provided by: 

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.



81 O'LEARY WAY, MADDINGLEY, VIC 3340  4  -  -

Sale Price

\$470,000

Sale Date: 20/02/2018

Distance from Property: 479m



73 O'LEARY WAY, MADDINGLEY, VIC 3340  -  -  -

Sale Price

\$490,000

Sale Date: 08/02/2018

Distance from Property: 438m



This report has been compiled on 24/05/2018 by Sweeney Estate Agents (Bacchus Marsh). Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

96 STONEHILL DRIVE, MADDINGLEY, VIC 3340

Indicative selling price

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

Price Range:

\$475,000 to \$500,000

Median sale price

Median price

\$410,000

House

Unit


Suburb

MADDINGLEY

Period

01 April 2017 to 31 March 2018

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
81 OLEARY WAY, MADDINGLEY, VIC 3340	\$470,000	20/02/2018
73 OLEARY WAY, MADDINGLEY, VIC 3340	\$490,000	08/02/2018