

# STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

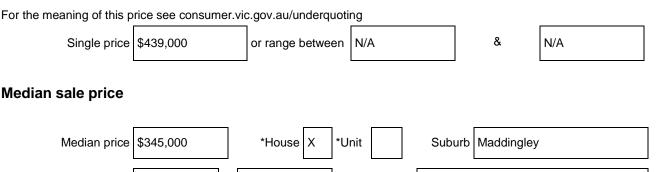
## Sections 47AF of the Estate Agents Act 1980

Source Core Logic / RP data

### Property offered for sale

Address Including suburb and 8 Dewar Crescent, Maddingley 3340 postcode

### Indicative selling price



#### **Comparable property sales**

Period - From Dec 2016

**A**<sup>\*</sup> These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to May 2017

Address of comparable property	Price	Date of sale
22 Moonglow Crescent, Maddingley VIC 3340	\$429,000	1 Aug 2017
37 Tilley Drive Maddingley VIC 3340	\$420,000	19 Jun 2017
80 Stonehill Drive Maddingley VIC 3340	\$428,000	7 Jun 2017