

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 8 Dewar Crescent, Maddingley 3340

Indicative selling price

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

Single price \$439,000 or range between N/A & N/A

Median sale price

Median price \$345,000 *House ☒ *Unit ☐ Suburb Maddingley
Period - From Dec 2016 to May 2017 Source Core Logic / RP data

Comparable property sales

A* 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.

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