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	31 HARRY VALLENCE DRIVE MADDINGLEY VIC 3340

Indicative selling price

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

~~Single Price~~		or range between	$649,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Maddingley
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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

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.

Address of comparable property	Price	Date of sale
41 BACCHUS MARSH-BALLIANG ROAD MADDINGLEY VIC 3340	$682,000	17-Sep-24
21 DARCY STREET MADDINGLEY VIC 3340	$635,000	19-Nov-24
18 DARCY STREET MADDINGLEY VIC 3340	$630,000	30-Aug-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: 24 April 2025

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41 BACCHUS MARSH-BALLIANG ROAD MADDINGLEY VIC 3340

4 2 2

Sold Price **$682,000** Sold Date **17-Sep-24**

Distance **0.54km**



21 DARCY STREET MADDINGLEY VIC 3340

4 2 1

Sold Price **$635,000** Sold Date **19-Nov-24**

Distance **0.35km**



18 DARCY STREET MADDINGLEY VIC 3340

4 2 2

Sold Price **$630,000** Sold Date **30-Aug-24**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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