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	33 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	$569,000	&	$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	House	Suburb	Maddingley
Period-from	01 Apr 2023	to	31 Mar 2024	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
14 DEWAR CRESCENT MADDINGLEY VIC 3340	$590,000	07-Mar-24
6 DUVAL DRIVE MADDINGLEY VIC 3340	$600,000	28-Mar-24
7 SONNY CLOSE MADDINGLEY VIC 3340	$592,000	10-Nov-23

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 2024

Sales Local Expertz
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14 DEWAR CRESCENT MADDINGLEY VIC 3340

4 2 2

Sold Price RS **$590,000** Sold Date **07-Mar-24**

Distance **0.09km**

6 DUVAL DRIVE MADDINGLEY VIC 3340

3 2 2

Sold Price RS **$600,000** Sold Date **28-Mar-24**

Distance **0.24km**

7 SONNY CLOSE MADDINGLEY VIC 3340

4 2 -

Sold Price **$592,000** Sold Date **10-Nov-23**

Distance **0.23km**

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

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