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	409 WERRIBEE VALE ROAD 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	$1,149,000	&	$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	Suburb	Maddingley
Period-from	01 Jan 2023	to	31 Dec 2023	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
42 MCCORMACKS ROAD MADDINGLEY VIC 3340	$1,111,500	27-Sep-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.

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42 MCCORMACKS ROAD MADDINGLEY VIC 3340

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Sold Price RS $1,111,500 Sold Date 27-Sep-23

Distance 1.7km

RS = Recent sale UN = Undisclosed Sale

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