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

20 STONEHILL DRIVE MADDINGLEY VIC 3340

Indicative selling price

Period-from

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

Single Price		or rang betwee	2 NOMA DOD	&	\$649,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$617,500	Property type	House	Suburb	Maddingley		

31 Mar 2024

Source

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

01 Apr 2023

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.

to

Address of comparable property	Price	Date of sale
22 STONEHILL DRIVE MADDINGLEY VIC 3340	\$630,000	22-Feb-24
4 BULBINE ROAD MADDINGLEY VIC 3340	\$635,000	08-Mar-23
43 STONEHILL DRIVE MADDINGLEY VIC 3340	\$640,000	13-Mar-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: 15 April 2024

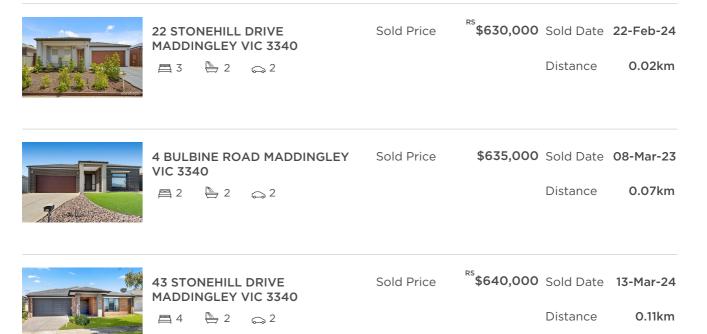


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consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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