

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 MADDINGLEY ROAD ATTWOOD VIC 3049

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

\$1,100,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,250

Property type

House

Suburb

Attwood

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

54 TRINITY BOULEVARD ATTWOOD VIC 3049	\$1,200,000	11-Feb-23
9 MADDINGLEY ROAD ATTWOOD VIC 3049	\$1,355,000	20-May-23
8 TATTENHAM COURT ATTWOOD VIC 3049	\$1,230,000	05-Nov-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**54 TRINITY BOULEVARD
ATTWOOD VIC 3049**

4 2 2

Sold Price **\$1,200,000** Sold Date **11-Feb-23**

Distance **0.1km**



**9 MADDINGLEY ROAD ATTWOOD
VIC 3049**

3 3 2

Sold Price **\$1,355,000** Sold Date **20-May-23**

Distance **0.13km**



**8 TATTENHAM COURT ATTWOOD
VIC 3049**

3 2 2

Sold Price **\$1,230,000** Sold Date **05-Nov-22**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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