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

54 LABILLIERE STREET 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	\$579,000	&	\$599,000
Single Price		\$579,000	&	\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$617,500	Prop	erty type	/pe House		Suburb	Maddingley
Period-from	01 Apr 2023	to	31 Mar 2	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	
57 GRAHAM STREET BACCHUS MARSH VIC 3340	\$570,000	11-Dec-23	
3 CRISP COURT BACCHUS MARSH VIC 3340	\$570,000	13-Oct-23	
8 CAREY CRESCENT BACCHUS MARSH VIC 3340	\$590,000	17-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: 12 April 2024





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57 GRAHAM STREET BACCHUS MARSH VIC 3340

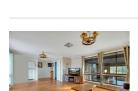
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Sold Price

\$570,000 Sold Date 11-Dec-23

Distance

0.91km



3 CRISP COURT BACCHUS MARSH Sold Price VIC 3340

Sold Date 13-Oct-23

= 3

■ 3

2 4

Distance

1.69km



8 CAREY CRESCENT BACCHUS MARSH VIC 3340

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Sold Price

\$590,000 Sold Date 17-Nov-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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