

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

42 LADHAMS WAY, MADDINGLEY, VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$340,000 to \$370,000

Median sale price

Median price

\$291,500

Property type

Vacant Land

Suburb

MADDINGLEY

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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

43 DURWARD AVE, MADDINGLEY, VIC 3340	\$340,000	27/07/2023
11 CROTON LANE, MADDINGLEY, VIC 3340	\$350,000	03/11/2023
22 RAWLINSON ST, MADDINGLEY, VIC 3340	\$345,000	23/01/2024

This Statement of Information was prepared on:

01/06/2024