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	7 HAKEA CLOSE 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	$650,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	House	Suburb	Maddingley
Period-from	01 Sep 2021	to	31 Aug 2022	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
13 PORTER AVENUE MADDINGLEY VIC 3340	$650,500	13-May-22
12 CASPAR PLACE MADDINGLEY VIC 3340	$640,000	03-Feb-22
16 OSWIN STREET MADDINGLEY VIC 3340	$615,000	16-Apr-22

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: 08 September 2022

CONSUMER AFFAIRS VICTORIA

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13 PORTER AVENUE MADDINGLEY VIC 3340

3 2 3

Sold Price **$650,500** Sold Date **13-May-22**

Distance **0.12km**



12 CASPAR PLACE MADDINGLEY VIC 3340

4 2 2

Sold Price **$640,000** Sold Date **03-Feb-22**

Distance **0.13km**



16 OSWIN STREET MADDINGLEY VIC 3340

4 2 2

Sold Price **$615,000** Sold Date **16-Apr-22**

Distance **0.31km**



16 DURWARD AVENUE MADDINGLEY VIC 3340

3 2 2

Sold Price **$685,000** Sold Date **15-Jun-22**

Distance **0.43km**

RS = Recent sale UN = Undisclosed Sale

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Comparable Sales

1 16 DURWARD AVENUE MADDINGLEY VIC 3340

Sold Price $685,000



3 | 2 | 2 | 425m² | 157m²

Year Built	2018	DOM	7
Sold Date	15-Jun-22	Distance	0.43km
First Listing	$649,000 - $689,000		
Last Listing	$649,000 - $689,000		

2 12 CASPAR PLACE MADDINGLEY VIC 3340

Sold Price $640,000



4 | 2 | 2 | 479m² | 148m²

Year Built	2010	DOM	25
Sold Date	03-Feb-22	Distance	0.13km
First Listing	$629,000 - $659,000		
Last Listing	Contact Agent		

3 13 PORTER AVENUE MADDINGLEY VIC 3340

Sold Price $650,500



3 | 2 | 3 | 480m² | 167m²

Year Built	2015	DOM	8
Sold Date	13-May-22	Distance	0.12km
First Listing	$620,000-$640,000		
Last Listing	$620,000-$640,000		

4 16 OSWIN STREET MADDINGLEY VIC 3340

Sold Price $615,000



4 | 2 | 2 | 486m² | 150m²

Year Built	2020	DOM	52
Sold Date	16-Apr-22	Distance	0.31km
First Listing	$599,000 - $639,000		
Last Listing	$599,000 - $639,000		

5 18 PORTER AVENUE MADDINGLEY VIC 3340

Sold Price $620,000



4 | 2 | 2 | 507m² | 183m²

Year Built	2016	DOM	76
Sold Date	27-Jul-21	Distance	0.13km
First Listing	$649,000 - $689,000		
Last Listing	$649,000 - $689,000		

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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