
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

7 Mimulus Road Maddingley VIC 3340

Indicative selling price

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

Single price

\$499,000

 or range between

N/A

 &

N/A

Median sale price

Median price

\$401,500

 *House *Unit Suburb

Maddingley

Period - From

Apr 2017

 to

Mar 2018

 Source

Core Logic / RP data

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
24 Porter Avenue Maddingley VIC3340	\$470,000	30-Jan-17
81 Oleary Way Maddingley VIC3340	\$470,000	27-Feb-18
4 Sonny Close Maddingley VIC3340	\$475,000	25-Jan-18
