

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 57 Tilley Drive Maddingley

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$343,000

*House x

Suburb Maddingley

Period - From July 2016

to June 2017

Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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
1 66 Tilley Drive Maddingley	\$ 395000	2/3/2017
2 15 Darcy Street Maddingley	\$ 416000	01/06/2017
3 37 Mimulus Rd Maddingley	\$ 385000	20/03/2017

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 six months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 12th of July 2017.