

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Land offered for sale

Address
Including suburb or locality
and postcode

Lots 1-4 at 289 Werribee Vale Road, 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)

Unit type or class

e.g. One bedroom units

	Single price		Lower price	&	Higher price
Vacant Land (Group A) Lots 1 & 4		or range between	\$800,000		\$880,000
Vacant Land (Group B) Lots 2 & 3		or range between	\$700,000		\$770,000
		or range between			
		or range between			

Additional entries may be included or attached as required.

House median sale price

Median price \$620,000.00

Suburb or locality Maddingley, VIC 3340

Period - From Sep 2023

To Aug 2024

Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometers 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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometers of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 30/09/2024