



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**21 Lomandra Avenue,  
MADDINGLEY 3340**

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$440,000 - \$470,000**

### Median sale price

Median **House** for **MADDINGLEY** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$487,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5 Bulbine Rd,**  
Maddingley 3340

Price **\$460,000** Sold 24 July  
2019

**40 Cosgrove Dr,**  
Maddingley 3340

Price **\$487,000** Sold 01  
August 2019

**7 Pratia Cl,**  
Maddingley 3340

Price **\$440,000** Sold 06 May  
2019

This Statement of Information was prepared on 23rd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Biggin & Scott Melton

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### Contact agents



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