

## House Offered for Sale

18 Duval Drive Maddingley VIC 3340

 3  2  2

## Indicative Selling Price

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

Single Price \$357,000

## Median Sale Price

\$341,250 Houses in Maddingley between Aug 2016 - Jul 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**16 Duval Drive Maddingley VIC 3340**

 3  2  2

Sold Price **\$342,500** Sold Date **01-Mar-17**

Distance **0.02km**



**21 Harry Vallence Drive Maddingley VIC 3340**

 4  2  2

Sold Price **\$365,000** Sold Date **24-Apr-17**

Distance **0.23km**



**3 Guy Place Maddingley VIC 3340**

 3  2  2

Sold Price **\$349,000** Sold Date **06-Jul-17**

Distance **0.28km**

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