

## UNIT Offered for Sale

1/21 Inglis Street 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)

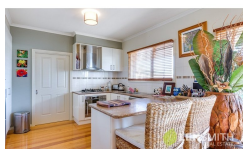
Range between \$420,000 & \$450,000

## Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

## Comparable Property Sales

These are the three properties sold within five 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.



**3/1 McCrae Street Maddingley VIC 3340**

 3  2  1

Sold Price

**\$450,000**

Sold Date

**18-Dec-18**

Distance

**0.35km**



**1/1 McCrae Street Maddingley VIC 3340**

 3  1  1

Sold Price

**\$470,000**

Sold Date

**30-Apr-19**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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Prepared on 27 Aug 2019

Section 47AF of the Estate Agents Act 1980



**1D Burbidge Drive Bacchus Marsh  
VIC 3340**

 3  2  2

Sold Price

**\$415,000**

Sold Date

**28-Mar-19**

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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