

Melonie Winch  
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## Land Offered for Sale

45 Fiskin Street Maddingley VIC 3340

 0  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 \$410,000

## Median Sale Price

\$161,750 Land in Maddingley between Jun 2016 - May 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.



**26 Rutherford Court Maddingley  
VIC 3340**

 -  -  -

Sold Price **\$360,000** Sold Date **17-Oct-16**

Distance **2.87km**



**22-24 Simpson Street Bacchus  
Marsh VIC 3340**

 -  4  2

Sold Price **\$650,000** Sold Date **25-Jan-17**

Distance **1.28km**



**154 Flanagans Drive Merrimu VIC  
3340**

 4  -  -

Sold Price **\$379,000** Sold Date **17-Mar-16**

Distance **4.16km**

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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**LOT 10 Streeton Drive Merrimu VIC 3340** Sold Price **\$460,000** Sold Date **05-Mar-16**

 -  -  -

Distance **4.21km**

**Tucker Court Merrimu VIC 3340** Sold Price **\$418,000** Sold Date **09-Feb-16**

 -  1  2

Distance **4.01km**

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