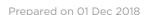
#### STATEMENT OF INFORMATION





Marcus Rayner

P (03) 5366 3607 M 0418556699

E marcus@raynerrealestate.com.au

Section 47AF of the Estate Agents Act 1980

#### **HOUSE Offered for Sale**

51 Fisken Street Maddingley VIC 3340

=3





# **Indicative Selling Price**

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$680,000

### Median Sale Price

\$440,000 Houses in Maddingley between 01 Dec 2017 - 30 Nov 2018

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.



11 Boyes Close Maddingley VIC 3340

**=** 4

Sold Price

\$715,000

Sold Date 22-Dec-17

Distance 0.79km



52 Griffith Street Maddingley VIC 3340

 $\triangle$  4

Sold Price

\$640,000

Sold Date

31-Oct-17

Distance 1.72km



22 Barry Street Maddingley VIC 3340

Sold Price

\$610,000

Sold Date 23-Mar-18

**=** 3

**=** 3

₾ 2

Distance

1.84km

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