

### Unit Offered for Sale

2/12 Inglis Street Maddingley VIC 3340

 2  1  1

### Indicative Selling Price

\$249,000 — \$269,000

### Median Sale Price of Units in Maddingley between Mar 2011 - Feb 2012

\$280,500 (Source: CoreLogic)

### Comparable 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



#### 1/2 Turner Street Bacchus Marsh VIC 3340

 2  1  1

**Sold Price** **\$302,000**

Sold Date 06-Jul-16

Distance 1.13km



#### 2/8 Simpson Street Bacchus Marsh VIC 3340

 2  1  -

**Sold Price** **\$260,000**

Sold Date 01-Dec-16

Distance 1.54km



#### 4/8 Simpson Street Bacchus Marsh VIC 3340

 2  1  1

**Sold Price** **\$272,000**

Sold Date 22-Nov-16

Distance 1.55km

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**5/16 Simpson Street Bacchus Marsh VIC 3340**

 2  1  1

**Sold Price \$252,500**

Sold Date 24-Dec-16

Distance 1.65km



**1/26 Simpson Street Bacchus Marsh VIC 3340**

 2  1  1

**Sold Price \$274,500**

Sold Date 31-May-16

Distance 1.7km

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