

## HOUSE Offered for Sale

9 Mimulus Road Maddingley VIC 3340

 4  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 \$560,000 & \$590,000

## Median Sale Price




\$442,000 Houses in Maddingley between 01 Apr 2018 - 31 Mar 2019

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.






**93 Stonehill Drive Maddingley VIC 3340** Sold Price <sup>RS</sup> **\$590,000** Sold Date **19-Mar-19**  
 4  2  2 Distance **0.37km**



**5 Dogherty Court Maddingley VIC 3340** Sold Price **\$585,000** Sold Date **08-Nov-18**  
 4  2  2 Distance **0.91km**



**16 Drever Place Maddingley VIC 3340** Sold Price **\$550,000** Sold Date **13-Dec-18**  
 4  2  2 Distance **0.98km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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