

## HOUSE Offered for Sale

17 Wimmera Avenue Manifold Heights VIC 3218

 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 \$1,150,000 & \$1,250,000













## Median Sale Price

\$772,500 Houses in Manifold heights between 01 May 2018 - 30 Apr 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.

	<b>24 Girton Crescent Manifold Heights VIC 3218</b>	Sold Price	<b>\$1,287,000</b>	Sold Date	<b>17-Apr-18</b>
	 3  2  1			Distance	<b>0.23km</b>
	<b>24 Calder Street Manifold Heights VIC 3218</b>	Sold Price	<b>\$1,100,000</b>	Sold Date	<b>13-Oct-18</b>
	 4  2  2			Distance	<b>0.4km</b>
	<b>12 Oliver Street Manifold Heights VIC 3218</b>	Sold Price	<b>\$1,375,000</b>	Sold Date	<b>31-Jan-18</b>
	 4  2  2			Distance	<b>0.55km</b>

RS = Recent sale

UN = Undisclosed Sale

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