

## HOUSE Offered for Sale

33 Girton Crescent Manifold Heights VIC 3218

 3  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 \$1,550,000 & \$1,650,000

## Median Sale Price

\$685,500 Houses in Manifold heights between 01 Oct 2017 - 30 Sep 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.



**16 Strachan Avenue Manifold Heights VIC 3218**

 4  2  2

Sold Price **\$1,640,000** Sold Date **09-Sep-17**

Distance **0.8km**



**6 Purrumbete Avenue Manifold Heights VIC 3218**

 5  3  3

Sold Price **\$1,565,000** Sold Date **09-Mar-18**

Distance **0.97km**



**58 Minerva Road Manifold Heights VIC 3218**

 4  2  3

Sold Price **\$1,600,000** Sold Date **17-Apr-18**

Distance **0.98km**

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