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## HOUSE Offered for Sale

12 Toolibin Street Manor Lakes VIC 3024

 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 \$525,000 & \$565,000

## Median Sale Price




\$450,000 Houses in Manor lakes between Nov 2016 - Oct 2017

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**8 Wallaman Street Manor Lakes VIC 3024** Sold Price **\$541,000** Sold Date **20-Jun-17**  
 4  2  2 Distance **0.08km**



**40 Heathcote Road Manor Lakes VIC 3024** Sold Price **\$550,000** Sold Date **26-Oct-17**  
 4  2  2 Distance **0.27km**



**49 Lancewood Road Manor Lakes VIC 3024** Sold Price **\$525,000** Sold Date **18-Oct-17**  
 4  2  2 Distance **0.3km**

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