

HOUSE Offered for Sale

245 Shannon Avenue Manifold Heights VIC 3218

 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000 & \$600,000

Median Sale Price

\$713,750 Houses in Manifold heights between Oct 2016 - Sep 2017

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.



24 Sydenham Avenue Manifold Heights VIC 3218

 3  2  1

Sold Price **\$583,050** Sold Date **24-Jun-16**

Distance **0.23km**



16 Girton Crescent Manifold Heights VIC 3218

 5  2  -

Sold Price **\$640,000** Sold Date **24-Jun-16**

Distance **0.27km**



4 Merton Grove Manifold Heights VIC 3218

 3  2  1

Sold Price **\$645,000** Sold Date **03-Sep-16**

Distance **0.38km**

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