

### UNIT Offered for Sale

3/22 Roxby Street Manifold Heights VIC 3218

 2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$300,000 & \$330,000

### Median Sale Price

\$305,000 Units in Manifold heights between Apr 2017 - Mar 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.



**1/9 Roxby Street Manifold Heights  
VIC 3218**

 2  1  1

Sold Price

**\$335,000**

Sold Date

**12-Apr-17**

Distance

**0.16km**



**5/1-3 Roxby Street Manifold  
Heights VIC 3218**

 2  1  1

Sold Price

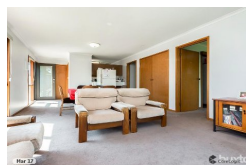
**\$336,000**

Sold Date

**02-Dec-16**

Distance

**0.23km**



**1/14 Airey Avenue Manifold Heights  
VIC 3218**

 2  1  1

Sold Price

**\$305,000**

Sold Date

**03-Jul-17**

Distance

**0.54km**

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