

## HOUSE Offered for Sale

13 Strachan Avenue Manifold Heights VIC 3218

 3  2  3

## Indicative Selling Price

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

Range between \$1,100,000 & \$1,200,000

## Median Sale Price

\$687,000 Houses in Manifold heights between Jul 2017 - Jun 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.



**19 Strachan Avenue Manifold Heights VIC 3218**

 6  2  2

Sold Price **\$1,405,000** Sold Date **17-Mar-18**

Distance **0.06km**



**4 Purrumbete Avenue Manifold Heights VIC 3218**

 4  3  2

Sold Price **\$1,260,000** Sold Date **14-Oct-17**

Distance **0.23km**



**21 Lascelles Avenue Manifold Heights VIC 3218**

 4  3  1

Sold Price **\$1,000,000** Sold Date **04-Jun-18**

Distance **0.5km**

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