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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Leghorn Way Marshall VIC 3216

 3  2  1

## Indicative Selling Price

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

Range between \$430,000 & \$450,000

## Median Sale Price

\$455,000 Houses in Marshall 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.



**4 Leghorn Way Marshall VIC 3216**

Sold Price

**\$430,000**

Sold Date

**15-Nov-17**

 3  2  1

Distance

**0.02km**



**5 Leghorn Way Marshall VIC 3216**

Sold Price

**\$455,000**

Sold Date

**05-Mar-18**

 3  2  2

Distance

**0.04km**



**37 Orpington Crescent Marshall VIC 3216**

Sold Price

**\$443,000**

Sold Date

**06-Jun-18**

 3  2  2

Distance

**0.06km**

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