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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

55 Shannon Avenue Manifold Heights VIC 3218

 4  2  2

## Indicative Selling Price

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

Single Price \$710,000

## Median Sale Price

\$685,500 Houses in Manifold heights between 01 Nov 2017 - 31 Oct 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.




**34 Shannon Avenue Geelong West VIC 3218** Sold Price **\$654,000** Sold Date **16-Dec-17**  
 4  1  - Distance **0.11km**



**8 Herne Street Manifold Heights VIC 3218** Sold Price **\$720,000** Sold Date **10-Aug-18**  
 3  1  1 Distance **0.28km**



**19 Shannon Avenue Hamlyn Heights VIC 3215** Sold Price **\$765,000** Sold Date **23-Jun-18**  
 4  2  1 Distance **0.38km**

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