

Stewart Farrell

M 0429568465  
E [stewart@wilsonsre.com.au](mailto:stewart@wilsonsre.com.au)

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Lascelles Avenue Manifold Heights VIC 3218

 3  1  2

## Indicative Selling Price

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

Single Price \$650,000













## Median Sale Price

\$685,500 Houses in Manifold heights between 01 Dec 2017 - 30 Nov 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.

	<b>2 Manifold Street Manifold Heights VIC 3218</b>  3  1  1	Sold Price	<b>\$676,000</b>	Sold Date	<b>19-May-18</b>	Distance	<b>0.57km</b>
	<b>265 Autumn Street Manifold Heights VIC 3218</b>  4  1  1	Sold Price	<b>\$670,000</b>	Sold Date	<b>04-Aug-18</b>	Distance	<b>1.19km</b>
	<b>15 Herne Street Manifold Heights VIC 3218</b>  3  1  2	Sold Price	<b>\$643,000</b>	Sold Date	<b>22-Nov-18</b>	Distance	<b>0.38km</b>

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