

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 14 Purrumbete Avenue Manifold Heights

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,590,000 & \$1,640,000

Median sale price

Median price: \$813,750 House Suburb: Manifold Heights
Period - From: 01/01/2017 to 31/12/2017 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



19 Strachan Av
MANIFOLD HEIGHTS
Sold by Auction \$1,405,000
Date Sold 17/03/2018

6 2 2



58 Minerva Rd
MANIFOLD HEIGHTS

"Colville" is a stunning home set on a generous 966m² (approx) block situated in the tightly held suburb of Manifold Heights.

Sold by Auction \$1,600,000
Date Sold 02/12/2017

4 2 3



16 Strachan Av
MANIFOLD HEIGHTS

Much more than just a house, this architecturally designed family home captures a wonderful calm, gracious and welcoming

Sold by Auction \$1,640,000
Date Sold 09/09/2017
Land 1,060 SqM

3 2 2