

### 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>

Single price: \$1,650,000

#### Median sale price

Median price: \$791,000 House Suburb: Manifold Heights

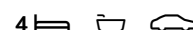
Period - From: 01/04/2017 to 31/03/2018 Source: PDOL

#### Comparable property sales

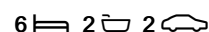
These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**58 Minerva Rd**  
**MANIFOLD HEIGHTS**  
Sold by Private Sale \$1,600,000  
Date Sold 17/04/2018  
Land 966 SqM



**19 Strachan Av**  
**MANIFOLD HEIGHTS**  
Sold by Auction \$1,405,000  
Date Sold 17/03/2018  
Land 1,128 SqM



**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

