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### HOUSE Offered for Sale

2 Silver Gum Street Manor Lakes VIC 3024

3 2 2

### Indicative Selling Price

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

Range between \$520,000 & \$560,000

### Median Sale Price

\$506,000 Houses in Manor lakes between Jul 2017 - Jun 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**4 Melliodora Court Manor Lakes VIC 3024** Sold Price **\$545,000** Sold Date **06-Jan-18**

3 2 2

Distance **0.3km**



**10 Condamine Avenue Manor Lakes VIC 3024** Sold Price **\$541,000** Sold Date **28-Apr-18**

3 2 2

Distance **0.53km**



**4 Radiata Close Manor Lakes VIC 3024** Sold Price **\$520,000** Sold Date **22-Jan-18**

3 2 2

Distance **0.55km**

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