

## HOUSE Offered for Sale

48 Manning Clark Road Mill Park VIC 3082

 3  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 \$645,000

## Median Sale Price

\$644,500 Houses in Mill park between 01 May 2018 - 30 Apr 2019

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.

|                                                                                     |                                                                                                                                                                                                                                                                   |                          |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------|-----------|------------------|
|  | <b>27 Crampton Crescent Mill Park VIC 3082</b>                                                                                                                                                                                                                    | Sold Price <sup>RS</sup> | <b>\$630,000</b> | Sold Date | <b>27-Apr-19</b> |
|                                                                                     |  4  2  2 |                          |                  | Distance  | <b>1.9km</b>     |
|  | <b>28 Wenden Road Mill Park VIC 3082</b>                                                                                                                                                                                                                          | Sold Price <sup>RS</sup> | <b>\$665,000</b> | Sold Date | <b>26-Apr-19</b> |
|                                                                                     |  4  2  4 |                          |                  | Distance  | <b>1.67km</b>    |
|  | <b>37 Hurlstone Crescent Mill Park VIC 3082</b>                                                                                                                                                                                                                   | Sold Price <sup>RS</sup> | <b>\$649,000</b> | Sold Date | <b>30-Mar-19</b> |
|                                                                                     |  3  2  2 |                          |                  | Distance  | <b>1.59km</b>    |

RS = Recent sale UN = Undisclosed Sale

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