

## HOUSE Offered for Sale

18 Valentine Crescent Sale VIC 3850

 3  2  3

## Indicative Selling Price

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

Single Price \$290,000

## Median Sale Price

\$292,000 Houses in Sale between Oct 2016 - Sep 2017

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.



**21 Valentine Crescent Sale VIC 3850**

 4  2  4

Sold Price **\$295,000** Sold Date **23-May-17**

Distance **0.07km**



**28 Valentine Crescent Sale VIC 3850**

 3  1  1

Sold Price **\$262,500** Sold Date **02-Mar-17**

Distance **0.08km**



**6 Ellen Way Sale VIC 3850**

 4  2  2

Sold Price **\$274,500** Sold Date **27-Jun-16**

Distance **0.17km**

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