

## OTHER Offered for Sale

16 Sanderling Avenue Armstrong Creek VIC 3217

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## Indicative Selling Price

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

Range between \$465,000 & \$475,000

## Median Sale Price




\$545,000 Others in Armstrong creek between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic




## Comparable Property Sales

These are the three properties sold within five 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.






**32 Remarkable Drive Mount Duneed** Sold Price <sup>RS</sup> **\$485,000** Sold Date **28-Jun-19**  
**VIC 3217**  
 3  2  2 Distance **3.97km**



**4 Grammar Street Mount Duneed** Sold Price **\$530,000** Sold Date **11-Feb-19**  
**VIC 3217**  
 3  2  2 Distance **4.78km**



**96 Armstrong Boulevard Mount** Sold Price **\$512,500** Sold Date **04-Oct-18**  
**Duneed VIC 3217**  
 3  3  2 Distance **4.27km**

RS = Recent sale

UN = Undisclosed Sale

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**98 Armstrong Boulevard Mount  
Duneed VIC 3217**

 3  2  2

Sold Price

**\$530,000**

Sold Date **29-Aug-18**

Distance **4.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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