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## HOUSE Offered for Sale

7 Warrambat Road Sawmill Settlement VIC 3723

 3  1  -

## Indicative Selling Price

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

Range between \$300,000 & \$330,000

## Median Sale Price

- Houses in Sawmill settlement between Mar 2017 - Feb 2018

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.



**7 Pinnacle Road Sawmill Settlement VIC 3723** Sold Price **\$270,000** Sold Date **23-Jun-17**

 3  1  2

Distance **0.14km**



**28A Warrambat Road Sawmill Settlement VIC 3723** Sold Price **\$345,000** Sold Date **04-Mar-17**

 3  1  2

Distance **0.34km**



**5 Finch Street Sawmill Settlement VIC 3723** Sold Price **\$285,000** Sold Date **12-Apr-17**

 4  2  1

Distance **0.23km**

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