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Section 47AF of the Estate Agents Act 1980

OTHER Offered for Sale

16 Sanderling Avenue Armstrong Creek VIC 3217



Indicative Selling Price

For the meaning of this price see 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.



5 Madeira Street Armstrong Creek VIC 3217 Sold Price **\$471,000** Sold Date **30-Jul-19**
 Distance **2.64km**
 Beds 3 Baths 2 Cars 2



8 Element Circuit Armstrong Creek VIC 3217 Sold Price **\$477,000** Sold Date **04-Apr-19**
 Distance **2.32km**
 Beds 3 Baths 2 Cars 2



20 Hammond Street Armstrong Creek VIC 3217 Sold Price **\$517,000** Sold Date **10-Nov-18**
 Distance **1.51km**
 Beds 3 Baths 2 Cars 2

RS = Recent sale UN = Undisclosed Sale

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**18 Hammond Street Armstrong
Creek VIC 3217**

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Sold Price

\$515,000Sold Date **06-Nov-18**Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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