

Anthony Caccamo

M 0425 703 312
E anthonycc@douglaskay.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

46 Rockbank Road Ardeer VIC 3022

 3  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$920,000

Median Sale Price

\$627,250 Houses in Ardeer between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



38 Yallourn Street Ardeer VIC 3022 Sold Price **\$1,453,000** Sold Date **04-Nov-18**

 3  1  2

Distance **0.38km**



2 McLaughlin Street Ardeer VIC 3022 Sold Price **\$920,000** Sold Date **28-May-18**

 3  1  2

Distance **0.82km**

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.