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## HOUSE Offered for Sale

8 Glinden Avenue Ardeer VIC 3022

 3  1  4

## Indicative Selling Price

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

Range between \$500,000 & \$550,000

## Median Sale Price

\$591,500 Houses in Ardeer between Feb 2017 - Jan 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**11 Clover Avenue St Albans VIC 3021**

 3  1  1

Sold Price **\$528,000** Sold Date **30-Aug-17**

Distance **2km**



**5 Verdant Avenue Ardeer VIC 3022**

 3  1  2

Sold Price **\$545,000** Sold Date **16-Dec-17**

Distance **0.27km**



**12 Whitesides Avenue Sunshine West VIC 3020**

 3  1  2

Sold Price **\$545,000** Sold Date **02-Jan-18**

Distance **1.34km**

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