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## HOUSE Offered for Sale

36 Warralily Boulevard Armstrong Creek VIC 3217

4 4 2

## Indicative Selling Price

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

Range between \$635,000 & \$675,000

## Median Sale Price

\$470,000 Houses in Armstrong creek between Sep 2016 - Aug 2017

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.



**37 Wild Oak Avenue Armstrong Creek VIC 3217**

4 2 2

Sold Price **\$564,000** Sold Date **24-Mar-16**

Distance **0.61km**



**20 Coastside Drive Armstrong Creek VIC 3217**

4 2 2

Sold Price **\$570,000** Sold Date **21-Nov-16**

Distance **3.44km**



**11 Cape Way Armstrong Creek VIC 3217**

4 3 2

Sold Price **\$544,500** Sold Date **10-Jun-16**

Distance **3.3km**

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