

Tim Carson

P 03 5261 2104

M 0434 690930

E tim@mccartneyrealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Canoe Street Armstrong Creek VIC 3217

 4  2  2

Indicative Selling Price

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

Range between \$685,000 & \$699,000













Median Sale Price

\$520,000 Houses in Armstrong creek between 01 Nov 2017 - 31 Oct 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.

	9 Canoe Street Armstrong Creek VIC 3217	Sold Price	\$750,000	Sold Date	Oct-18
 4  2  2				Distance	0.06km
	37 Coastside Drive Armstrong Creek VIC 3217	Sold Price	\$685,000	Sold Date	26-May-18
 4  2  2				Distance	0.42km
	18 Lampard Street Armstrong Creek VIC 3217	Sold Price	\$680,000	Sold Date	14-Aug-17
 5  3  2				Distance	0.57km

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