

Peter Saligari  
 P 57753033  
 M 0418326782  
 E peter@nobleknight.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

46 Warrambat Road Sawmill Settlement VIC 3723

 4  2  2

## Indicative Selling Price

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

Single Price \$498,000

## Median Sale Price

\$265,000 Houses in Sawmill settlement between 01 Jan 2018 - 31 Dec 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.






**13 Changue Road Merrijig VIC 3723** Sold Price **\$260,000** Sold Date **02-May-17**  
 3  2  2 Distance **0.47km**



**20 Alpine Ridge Drive Merrijig VIC 3723** Sold Price - Sold Date **20-Sep-18**  
 4  2  2 Distance **0.91km**



**51 Alpine Ridge Drive Merrijig VIC 3723** Sold Price **\$410,000** Sold Date **21-Mar-17**  
 3  2  2 Distance **1.16km**

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**6 Lightwood Court Merrijig VIC  
3723**

 4  2  2

Sold Price

**\$561,300**

Sold Date

**14-Sep-18**

Distance

**1.24km**

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