

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Lance Drive Armstrong Creek VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$536,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$279,950

Property type

Land

Suburb

Armstrong Creek

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five 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.

Address of comparable property

Price

Date of sale

111 Coastside Drive Armstrong Creek VIC 3217	\$540,000	10-Oct-19
39 Iris Loop Armstrong Creek VIC 3217	\$545,000	10-Oct-19
12 Torse Avenue Armstrong Creek VIC 3217	\$529,000	17-Jun-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 November 2019



111 Coastside Drive Armstrong Creek VIC 3217

4 2 2

Sold Price

^{RS} **\$540,000**

Sold Date

10-Oct-19

Distance

0.18km



39 Iris Loop Armstrong Creek VIC 3217

4 2 2

Sold Price

^{RS} **\$545,000**

Sold Date

10-Oct-19

Distance

0.38km



12 Torse Avenue Armstrong Creek VIC 3217

4 2 2

Sold Price

\$529,000

Sold Date

17-Jun-19

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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