



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3 Falcon Street,
ARMSTRONG CREEK 3217**

House

4 beds

2 baths

2 parking

Indicative selling price

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

Range \$540,000 - \$580,000

Median sale price

Median **House** for **ARMSTRONG CREEK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$545,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

10 Rottness Drive,
Armstrong Creek 3217

Price **\$560,000** Sold 20 July
2019

34 Holbrook Drive,
Armstrong Creek 3217

Price **\$580,000** Sold 03
August 2019

3 Forresters Way,
Armstrong Creek 3217

Price **\$590,000** Sold 05
September 2019

This Statement of Information was prepared on 22nd Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents



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