

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

14 Flanagan Close, Armstrong Creek, VIC 3217

Indicative selling price

Single Price or Range between

\$535,000 - \$555,000

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

Median sale price

Median Price

\$545,000

Property Type

House

Suburb

ARMSTRONG CREEK

Period From

30/04/2018

Period To

30/10/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**111 COASTSIDE DRIVE
ARMSTRONG CREEK**

4 2 2

Price \$540,000

Date of Sale 10/10/2019

Land 448 sqm



**12 FLANAGAN CLOSE
ARMSTRONG CREEK**

4 2 2

Price \$560,000

Date of Sale 27/02/2019

Land 453 sqm



**7 ROCHFORD DRIVE
ARMSTRONG CREEK**

4 2 2

Price \$555,000

Date of Sale 02/01/2019

Land 528 sqm