



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 18 Rottness Drive, ARMSTRONG CREEK 3217

Indicative selling price

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

Range \$529,000 - \$565,000

Median sale price

Median **House** for **ARMSTRONG CREEK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$550,000

Comparable property sales

These are the three properties sold within two kilometres 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.

22 Rockingham Street,
Armstrong Creek 3217

Price **\$545,000** Sold 13 April
2019

7 Rochford Drive,
Armstrong Creek 3217

Price **\$555,000** Sold 02
January 2019

8 Rottness Drive,
Armstrong Creek 3217

Price **\$570,000** Sold 21
March 2019

This Statement of Information was prepared on 16th Sep 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.

House



4 beds



2 baths



2 parking

**Team 3216 Pty Ltd t/as
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Contact agents



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