

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 or
locality and postcode

Lot 205 Atherton Street Armstrong Creek 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 \$265,000

or range between

\$*****

&

\$*****

Median sale price

Median price

\$ N/A

Property type

Land

Suburb

Armstrong Creek

Period - From

Sept 2018

to

Sept 2019

Source

RealEstate.com.au

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

Address of comparable property	Price	Date of sale
1. Lot 9121, 184 Batten Road Armstrong Creek 349m2 block	\$270,000	Feb 2019
2. Lot 7204 Iris Loop Armstrong Creek 323m2 block	\$265,000	Nov 2018
3. Lot 7415, 81 Iris Loop Armstrong Creek 324m2 block	\$255,000	Jul 2018

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: 12/09/2019