

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

9 Rise Ave 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

\$ N/A

 or range between

\$650,000

 &

\$715,000

Median sale price

Median price

\$565,000

 Property type

House

 Suburb

Armstrong Creek 3217

Period - From

Oct 2018

 to

Oct 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
1. 31 WILD OAK AVENUE, ARMSTRONG CREEK	\$640,000	Jan 2019
2. 41 PREVELLY CIRCUIT, ARMSTRONG CREEK	\$695,000	May 2019
3. 21 CAITLIN CHASE, ARMSTRONG CREEK	\$700,000	Mar 2019

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:

2/12/2019
