

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 55 Ambrosia Drive, ARMSTRONG CREEK 3217

Indicative selling price

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

Range \$555,000 - \$575,000

Median sale price

Median **House** for **ARMSTRONG CREEK** for period **Jun 2018 - Jun 2019**
Sourced from **Pricefinder**.

\$550,000

Comparable property sales

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 the most comparable to the property for sale.

20 Hudson Street,
Armstrong Creek 3217

Price **\$590,000** Sold 30
April 2019

12 Abigail Court,
Armstrong Creek 3217

Price **\$570,000** Sold 13
February 2019

9 Yellowbox Avenue,
Armstrong Creek 3217

Price **\$577,500** Sold 21
February 2019

This Statement of Information was prepared on 17th Oct 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

Stockdale & Leggo St h Barwon

169A High Street,
Belmont VIC 3216

Contact agents



Josh Carter
Stockdale & Leggo

(03) 5243 2299
0411 462 936

josh.carter@stockdaleleggo.com.au

**Stockdale
& Leggo**