## 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

11 Rainford Place, Armstrong Creek, VIC 3217

#### Indicative selling price

Single Price or Range between

\$609,000 - \$629,000

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

#### Median sale price

Median Price \$546,500	Property Type  House	Suburb ARMSTRONG CREEK
Period From 11/04/2018	Period To 11/10/2019	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



### 11 RISE AVENUE ARMSTRONG CREEK

**Price** \$620,000

Date of Sale 22/03/2019

Land 545 sqm



# 14 CLOUDBREAK STREET ARMSTRONG CREEK

**Price** \$625,000

Date of Sale 19/12/2018

Land 448 sqm

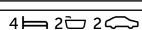


**Price** \$610,000

**Date of Sale** 27/08/2018

Land 507 sqm





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