

# 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](http://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**

4 2 2

Price \$620,000  
Date of Sale 22/03/2019  
Land 545 sqm



**14 CLOUDBREAK STREET  
ARMSTRONG CREEK**

4 2 2

Price \$625,000  
Date of Sale 19/12/2018  
Land 448 sqm



**7 LAMPARD STREET  
ARMSTRONG CREEK**

4 2 2

Price \$610,000  
Date of Sale 27/08/2018  
Land 507 sqm