

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 and
postcode

153 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 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

or range
between

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,500

Property type

House

Suburb

Armstrong Creek

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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

16-18 COASTAL DRIVE ARMSTRONG CREEK VIC 3217	\$795,000	16-Sep-21
8 SANDHILL STREET ARMSTRONG CREEK VIC 3217	\$810,000	09-Nov-21
253 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217	\$750,000	23-Oct-21

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: 04 May 2022



16-18 COASTAL DRIVE ARMSTRONG CREEK VIC 3217

3 2 2

Sold Price **\$795,000** Sold Date **16-Sep-21**

Distance -

Armstrong

Notes from your agent

Similar sized house.



8 SANDHILL STREET ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **\$810,000** Sold Date **09-Nov-21**

Distance **0.13km**

Notes from your agent

large alfresco area under the roofline, but requires further landscaping,



253 WARRALILY BOULEVARD ARMSTRONG CREEK VIC 3217

3 2 2

Sold Price **\$750,000** Sold Date **23-Oct-21**

Distance -



13 ROCHFORD DRIVE ARMSTRONG CREEK VIC 3217

3 2 2

Sold Price **\$720,000** Sold Date **16-Jan-22**

Distance **0.16km**



12 LYALL STREET ARMSTRONG CREEK VIC 3217

3 2 2

Sold Price **\$721,000** Sold Date **09-Nov-21**

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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**9 SOPHIE WAY ARMSTRONG
CREEK VIC 3217** 3  2  2

Sold Price

\$735,000

Sold Date

15-Dec-21

Distance

2.43km**24 RAINFORD PLACE ARMSTRONG
CREEK VIC 3217** 3  2  2

Sold Price

\$695,000

Sold Date

11-Feb-22

Distance

2.52km**RS** = Recent sale**UN** = Undisclosed Sale

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