

## 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

58 McArthur Crescent Armstrong Creek VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Jan 2021

to

31 Dec 2021

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

13 McArthur Crescent Armstrong Creek VIC 3217	\$640,000	27-Oct-21
10 Atherton Street Armstrong Creek VIC 3217	\$685,000	31-Aug-21
18 Corella Road Armstrong Creek VIC 3217	\$660,000	30-Sep-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: 28 January 2022

 <p>Open for inspection are now available with social distancing rules and other considerations in place.</p> <p>Please register via the "Book Inspection" link. If the agent is available, please email <a href="mailto:enquiries@mcgrathrealestate.com.au">enquiries@mcgrathrealestate.com.au</a> to arrange an alternate time for inspection.</p> <p><b>Armstrong</b> VIC 3217</p>	<b>13 McArthur Crescent Armstrong Creek VIC 3217</b>	<b>Sold Price</b>	<b>\$640,000</b>	<b>Sold Date</b>	<b>27-Oct-21</b>
	 4  2  2			<b>Distance</b>	<b>0.07km</b>
<p><b>Health and Wellbeing at Property Inspections &amp; Auctions</b></p> <p>Please follow the following guidelines to ensure the health and wellbeing of all participants during property inspections and auctions.</p> <ul style="list-style-type: none"> <li>• Please arrive at the property at least 15 minutes before the scheduled inspection or auction time.</li> <li>• Please wear your mask and maintain a 1.5m distance from others at all times.</li> <li>• Please avoid handshakes and other physical contact.</li> <li>• Please avoid touching surfaces and objects.</li> <li>• Please avoid entering the property if you are feeling unwell or have been in contact with someone who has been diagnosed with COVID-19.</li> <li>• Please avoid entering the property if you have been in close contact with a person who has been diagnosed with COVID-19.</li> </ul> <p><b>budton</b></p>	<b>10 Atherton Street Armstrong Creek VIC 3217</b>	<b>Sold Price</b>	<b>\$685,000</b>	<b>Sold Date</b>	<b>31-Aug-21</b>
	 4  2  2			<b>Distance</b>	<b>0.26km</b>
	<b>18 Corella Road Armstrong Creek VIC 3217</b>	<b>Sold Price</b>	<b>\$660,000</b>	<b>Sold Date</b>	<b>30-Sep-21</b>
	 4  2  2			<b>Distance</b>	<b>0.73km</b>

RS = Recent sale

UN = Undisclosed Sale

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