

RT Edgar

STATEMENT OF INFORMATION

9 October 2017

Property offered for sale

31-33 Whitecliff Way, Armstrong Creek, VIC 3217

Indicative selling price

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

Range
between \$430,000 & \$460,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$450,000	House	X	Unit	Suburb or locality	Armstrong Creek
Period - From	1 June 2017	to	30 June 2017	Source	RP Data	

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and John Brodie consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 20 Whalley Road, Armstrong Creek	\$458,450	5/9/17
2 10 Whitecliff Way, Armstrong Creek	\$448,000	6/6/17
3 10 Sirrom Cres, Armstrong Creek	\$430,000	24/8/17