

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property Offered for Sale:

**44 Prevelly Circuit, 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)

Single price  or range between  &

### Median sale price

Median price  \*House ☒ \*unit   
Suburb or locality   
Period - From  to  Source

### Comparable property sales

**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 Seifferts Steet, Armstrong Creek	\$535,000	13/01/17
3 Daybreak Ave, Armstrong Creek	\$535,000	03/03/17
19 Beard Street, Armstrong Creek	\$599,000	05/05/17