

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

22 ROTTNESS DRIVE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Oct 2023

to

30 Sep 2024

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

48 CREEKWARD DRIVE ARMSTRONG CREEK VIC 3217	\$1,042,500	29-Apr-24
37 WILD OAK AVENUE ARMSTRONG CREEK VIC 3217	\$1,035,000	22-Aug-24
6 NATURALISTE WAY ARMSTRONG CREEK VIC 3217	\$1,085,000	06-Aug-24

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: 02 October 2024

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**48 CREEKWARD DRIVE
ARMSTRONG CREEK VIC 3217**

 4  2  2

Sold Price **\$1,042,500** Sold Date **29-Apr-24**

Distance **0.72km**



**37 WILD OAK AVENUE
ARMSTRONG CREEK VIC 3217**

 4  2  2

Sold Price ^{RS} **\$1,035,000** Sold Date **22-Aug-24**

Distance **0.93km**



**6 NATURALISTE WAY
ARMSTRONG CREEK VIC 3217**

 4  2  2

Sold Price ^{RS} **\$1,085,000** Sold Date **06-Aug-24**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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