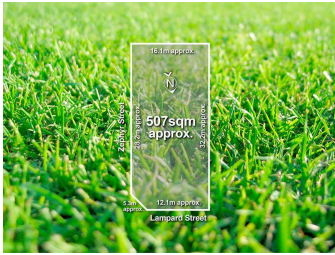


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 LAMPARD STREET, ARMSTRONG

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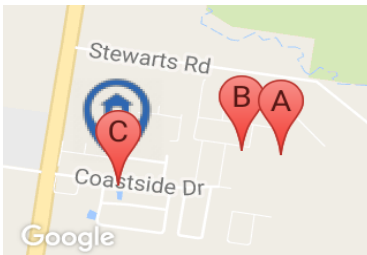
Indicative Selling Price

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

\$229,000 to \$239,000

Provided by: matthewroberts, Hocking Stuart Geelong

SUBURB MEDIAN



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (Vacant Land)

\$193,500

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 BONDI ST, ARMSTRONG CREEK, VIC 3217

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Sale Price

\$210,000

Sale Date: 08/07/2016

Distance from Property: 534m



17 CLOUDBREAK ST, ARMSTRONG CREEK, VIC

-
 -
 -

Sale Price

\$200,000

Sale Date: 13/10/2016

Distance from Property: 409m



22 COASTSIDE DR, ARMSTRONG CREEK, VIC

-
 -
 -

Sale Price

\$190,000

Sale Date: 10/12/2016

Distance from Property: 85m



This report has been compiled on 25/05/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 LAMPARD STREET, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Single Price / Range

\$229,000 to \$239,000

Median sale price

Median price

\$193,500

House

Unit

Suburb

ARMSTRONG CREEK

Period

01 October 2016 to 31 March 2017

Source



Comparable property sales

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
8 BONDI ST, ARMSTRONG CREEK, VIC 3217	\$210,000	08/07/2016
17 CLOUDBREAK ST, ARMSTRONG CREEK, VIC 3217	\$200,000	13/10/2016
22 COASTSIDE DR, ARMSTRONG CREEK, VIC 3217	\$190,000	10/12/2016