

RT Edgar

STATEMENT OF INFORMATION

28 June 2017

Property offered for sale

10 Sirrom Crescent, Armstrong Creek, VIC 3217

Indicative selling price

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

Range
between \$400,000 & \$430,000

Median sale price

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

Median price	\$470,000	House	X	Unit	Suburb or locality	Armstrong Creek
Period - From	1 st March 2017	to	31 st March 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 18 Cape Way, Armstrong Creek 3217	\$440,000	04/02/2017
2 7 Naismith Street, Armstrong Creek 3217	\$440,000	21/01/2017
3 36 Coastsides Drive, Armstrong Creek 3217	\$420,000	25/01/2017