

Statement of Information

Sections 47AF of the Estate Agents Act 1980

34 Daybreak Avenue, ARMSTRONG CREEK 3217

Indicative selling price

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

Range from \$400,000 - \$440,000

Median sale price

Median **House** for **Armstrong Creek** for period **May 2016 - May 2017**
Sourced from **Pricefinder**.

\$493,750

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

36 Southwinds Road,
Armstrong Creek 3217

Price \$405,000 Sold 30 November 2016

8 Prominence Blvd,
Armstrong Creek 3217

Price \$435,000 Sold 29 January 2017

8 Tenneyson Close,
Armstrong Creek 3217

Price \$420,000 Sold 08 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

Contact agents

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**Team 3216 Pty Ltd t/as Hayeswinckle
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