

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

18 Sandhill Street 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$269,500

Property type

Land

Suburb

Armstrong Creek

Period-from

01 Jan 2020

to

31 Dec 2020

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

22 McMahon Avenue Armstrong Creek VIC 3217	\$640,000	07-Dec-20
10 Southwinds Road Armstrong Creek VIC 3217	\$670,000	22-Sep-20
34 Whitecliff Way Armstrong Creek VIC 3217	\$655,000	16-Nov-20

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: 07 January 2021



22 McMahon Avenue Armstrong Creek VIC 3217

4 2 2

Sold Price

RS

\$640,000

Sold Date

07-Dec-20

Distance

0.39km



10 Southwinds Road Armstrong Creek VIC 3217

4 2 2

Sold Price

\$670,000

Sold Date

22-Sep-20

Distance

0.66km



34 Whitecliff Way Armstrong Creek VIC 3217

4 2 2

Sold Price

RS

\$655,000

Sold Date

16-Nov-20

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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