

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: 22 Noosa Circuit, Armstrong Creek

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

\$665,000

&

\$695,000

Median sale price:

(*Delete house or unit as applicable)

Median Price

\$555,000

House

Suburb
or locality

Armstrong

Period - From

January 2019

to

April 2019

Source

PriceFinder

Comparable property sales:

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 SALES
10 Lance Drive, Armstrong Creek	\$660,000	25/03/19
72 Coastside Drive, Armstrong Creek	\$665,000	22/01/19
28 Neville Drive, Armstrong Creek	\$710,000	13/12/18

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Loyal Agent!