

Statement of Information

Sections 47AF of the Estate Agents Act 1980

16 Lyall Street,
ARMSTRONG CREEK 3217

Indicative selling price

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

**Range from \$515,000 -
\$555,000**

Median sale price

Median **House** for **ARMSTRONG CREEK** for period **Jul 2016 - Jun 2017**
Sourced from **Pricefinder**.

\$470,000

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 the most comparable to the property for sale.

3 Decourcy Way,
Armstrong Creek 3217

Price \$575,000 Sold 09 March 2017

9 Sirrom Crescent,
Armstrong Creek 3217

Price \$550,000 Sold 06 July 2017

12 Coastsid Drive,
Armstrong Creek 3217

Price \$584,000 Sold 10 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
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