

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

5-7 BRADY STREET ARMSTRONG CREEK VIC 3217 - Land Size 668m²

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

\$1,090,000

&

\$1,170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Apr 2021

to

31 Mar 2022

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

16 PRINCETON STREET MOUNT DUNEED VIC 3217 - Land 576m ²	\$1,085,000	04-Mar-22
18 ROMLEY AVENUE ARMSTRONG CREEK VIC 3217 - Land 602m ²	\$1,145,000	29-Oct-21
9-11 BRADY STREET ARMSTRONG CREEK VIC 3217 - Land 650m ²	\$950,000	24-Feb-22

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: 12 April 2022



**16 PRINCETON STREET MOUNT
DUNEED VIC 3217**

Sold Price ^{RS} **\$1,085,000** Sold Date **04-Mar-22**

4 2 2

Land Size - 576m2

Distance **2.24km**



**18 ROMLEY AVENUE ARMSTRONG
CREEK VIC 3217**

Sold Price **\$1,145,000** Sold Date **29-Oct-21**

4 2 2

Land Size - 602m2

Distance **0.12km**



**9-11 BRADY STREET ARMSTRONG
CREEK VIC 3217**

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **24-Feb-22**

4 2 2

Land Size - 650m2

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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