

# STATEMENT OF INFORMATION

11 GLIDE WAY, ARMSTRONG CREEK, VIC 3217

PREPARED BY RACHAEL TAYLOR, HAYESWINCKLE, PHONE: 0411429186



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 GLIDE WAY, ARMSTRONG CREEK, VIC** - - -

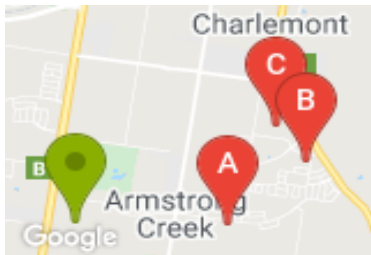
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$565,000 to \$595,000**

Provided by: Rachael Taylor, Hayeswinckle

## MEDIAN SALE PRICE



### ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

**\$661,000**

01 January 2021 to 31 December 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**8 BURGESS AVE, ARMSTRONG CREEK, VIC** 3 2 1

Sale Price

**\$575,000**

Sale Date: 19/07/2021

Distance from Property: 2km



**12 SIMONY DR, ARMSTRONG CREEK, VIC 3217** 3 2 1

Sale Price

**\$600,000**

Sale Date: 07/10/2021

Distance from Property: 3.1km



**14 BENTONS WAY, ARMSTRONG CREEK, VIC** 3 2 1

Sale Price

**\$595,000**

Sale Date: 19/10/2021

Distance from Property: 3km



This report has been compiled on 16/02/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

11 GLIDE WAY, ARMSTRONG CREEK, VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$565,000 to \$595,000

### Median sale price

Median price

\$661,000

Property type

House

Suburb

ARMSTRONG

Period

01 January 2021 to 31 December 2021

Source

pricfinder

### 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 most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

8 BURGESS AVE, ARMSTRONG CREEK, VIC 3217	\$575,000	19/07/2021
12 SIMONY DR, ARMSTRONG CREEK, VIC 3217	\$600,000	07/10/2021
14 BENTONS WAY, ARMSTRONG CREEK, VIC 3217	\$595,000	19/10/2021

This Statement of Information was prepared

16/02/2022