

STATEMENT OF INFORMATION

21 VAUGHAN DRIVE, ARMSTRONG CREEK, VIC 3217

PREPARED BY LEIGH FLETCHER, HAYESWINCKLE, PHONE: 0419 367 228



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 VAUGHAN DRIVE, ARMSTRONG

3 bedrooms 2 bathrooms 1 car space

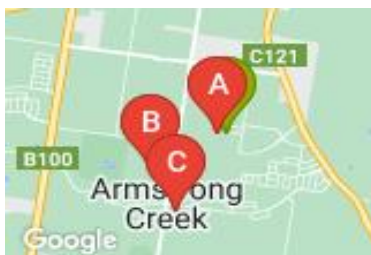
Indicative Selling Price

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

Price Range: **\$560,000 to \$595,000**

Provided by: Leigh Fletcher, Hayeswinckle

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

\$730,000

01 October 2021 to 30 September 2022

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.



6 VIENET AVE, ARMSTRONG CREEK, VIC

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

***\$650,000**

Sale Date: 20/09/2022

Distance from Property: 122m



20-22 HEDGE ST, ARMSTRONG CREEK,

4 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$610,000

Sale Date: 13/09/2022

Distance from Property: 1.1km



2 HAMMOND ST, ARMSTRONG CREEK, VIC

3 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$605,000

Sale Date: 12/08/2022

Distance from Property: 1.3km



This report has been compiled on 15/11/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - 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

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

Address
Including suburb and

21 VAUGHAN DRIVE, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:

\$560,000 to \$595,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

ARMSTRONG

Period

01 October 2021 to 30 September 2022

Source

pricefinder

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

Price

Date of sale

6 VIENET AVE, ARMSTRONG CREEK, VIC 3217	*\$650,000	20/09/2022
20-22 HEDGE ST, ARMSTRONG CREEK, VIC 3217	\$610,000	13/09/2022
2 HAMMOND ST, ARMSTRONG CREEK, VIC 3217	\$605,000	12/08/2022

This Statement of Information was prepared

15/11/2022