

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

25 PARADISE CIRCUIT ARMSTRONG CREEK VIC 3217

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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$363,500

Property type

Land

Suburb

Armstrong Creek

Period-from

01 Aug 2022

to

31 Jul 2023

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

39 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217	\$325,000	24-Jul-23
31 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217	\$345,000	04-Apr-23
23 ROTUNNO DRIVE CHARLEMONT VIC 3217	\$339,000	24-Jan-23

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: 28 August 2023



39 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217

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Sold Price

RS

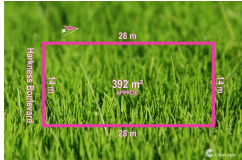
\$325,000

Sold Date

24-Jul-23

Distance

1.45km



31 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217

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Sold Price

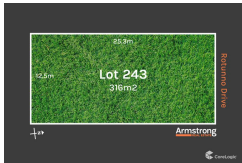
\$345,000

Sold Date

04-Apr-23

Distance

1.4km



23 ROTUNNO DRIVE CHARLEMONT VIC 3217

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Sold Price

\$339,000

Sold Date

24-Jan-23

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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