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

21 Ross Street 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 \$640,000 &	\$690,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$610,000	Prop	erty type	House		Suburb	Armstrong Creek
Period-from	01 Oct 2020	to	30 Sep 2	2021	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
5 Prevelly Circuit Armstrong Creek VIC 3217	\$697,000	31-Aug-21
10 Lyall Street Armstrong Creek VIC 3217	\$645,000	24-Aug-21
9 Cassava Street Armstrong Creek VIC 3217	\$656,500	23-Aug-21

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: 18 October 2021





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5 Prevelly Circuit Armstrong Creek Sold Price VIC 3217

\$697,000 Sold Date 31-Aug-21

Distance 0.56km

10 Lyall Street Armstrong Creek VIC 3217

Sold Price

RS \$645,000 Sold Date 24-Aug-21

Distance 0.62km



9 Cassava Street Armstrong Creek Sold Price VIC 3217

\$656,500 Sold Date **23-Aug-21**

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Distance 0.14km

RS = Recent sale UN = Undisclosed Sale

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