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 or locality and postcode

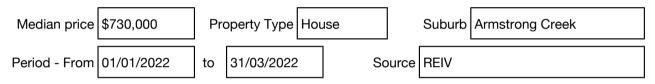
13 Buchanan Boulevard, Armstrong Creek Vic 3217

Indicative selling price

For the meaning of this		

Single price \$800,000

Median sale price



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
1	228 Warralily Blvd ARMSTRONG CREEK 3217	\$844,000	02/03/2022
2	16 Whalley Rd ARMSTRONG CREEK 3217	\$810,000	14/04/2022
3	8 Sandhill St ARMSTRONG CREEK 3217	\$810,000	19/11/2021

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:

22/06/2022 14:35



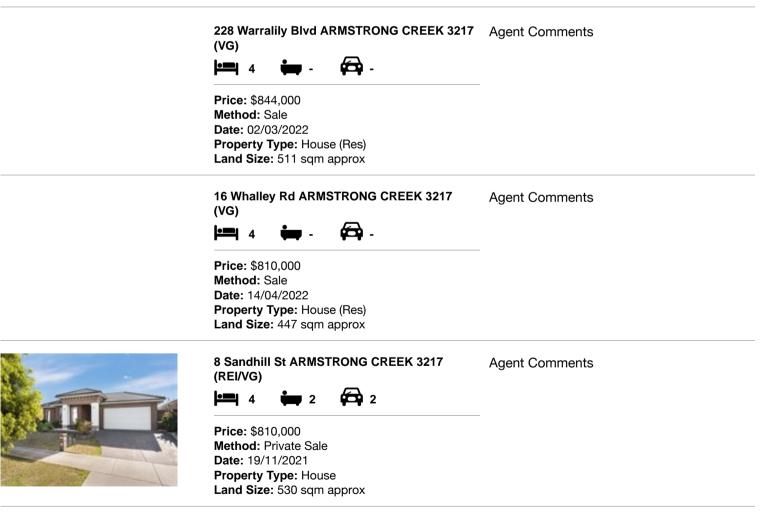






Property Type: Land Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$800,000 Median House Price March quarter 2022: \$730,000

Comparable Properties



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