

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

10 Whitehaven Chase 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$272,000

Property type

Land

Suburb

Armstrong Creek

Period-from

01 Jun 2020

to

31 May 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

174 Batten Road Armstrong Creek VIC 3217	\$295,000	16-Mar-21
5 Wynn Avenue Armstrong Creek VIC 3217	\$315,000	26-Feb-21
33 Stephenson Drive Armstrong Creek VIC 3217	\$344,000	24-May-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: 30 June 2021



174 Batten Road Armstrong Creek VIC 3217

Sold Price

\$295,000

Sold Date

16-Mar-21

3

2

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Distance

0.57km



5 Wynn Avenue Armstrong Creek VIC 3217

Sold Price

\$315,000

Sold Date

26-Feb-21

4

2

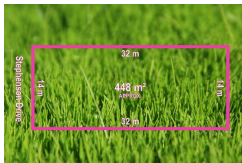
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Distance

0.65km

Notes from your agent

Sold \$315,000 on 26 Feb 2021. Titled land



33 Stephenson Drive Armstrong Creek VIC 3217

Sold Price

^{RS} **\$344,000**

Sold Date

24-May-21

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Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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