

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 6 Lyall Street, ARMSTRONG CREEK 3217

Indicative selling price

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

Range \$565,000 - \$595,000

Median sale price

Median **House** for **ARMSTRONG CREEK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$550,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

12 Sirrom Crescent,
Armstrong Creek 3217

Price **\$585,000** Sold 09
August 2019

67 Coastside Drive,
Armstrong Creek 3217

Price **\$586,000** Sold 20 July
2019

104 Coastside Drive,
Armstrong Creek 3217

Price **\$590,000** Sold 07 May
2019

This Statement of Information was prepared on 5th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

79 Barrabool Road,
Highton VIC 3216

Contact agents



Keith Fisher

03 5241 1488
0408 944 728

keith.fisher@hayeswinckle.com.au



Brock Lindner

03 5241 1488
0447 004 513

brock.lindner@hayeswinckle.com.au

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