

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: 110 Warralily Boulevard, 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 \$440,000 & \$480,000

Median sale price:

(*Delete house or unit as applicable)

Median Price \$471,000 House Suburb or locality Armstrong Cr

Period - From 01/01/2017 to 31/10/2017 Source Pricefinder

Comparable property sales:

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 SALES
7 Yellowbox Avenue, Armstrong Creek	\$470,000	09/08/2017
10 Tenneyson Close, Armstrong Creek	\$477,000	11/10/2017
17 - 19 Portrush Loop, Armstrong Creek	\$500,000	20/07/2017

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