

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

2265 Warralily Boulevard, Armstrong Creek Vic 3217

Indicative selling price

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

Single price \$970,000

Median sale price

Median price \$730,000

Property Type House

Suburb Armstrong Creek

Period - From 01/01/2022

to 31/03/2022

Source REIV

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 eighteen 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	36 Warralily Blvd ARMSTRONG CREEK 3217	\$1,000,000	14/02/2022
2	2245 Warralily Blvd ARMSTRONG CREEK 3217	\$915,000	26/03/2022
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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 eighteen months.~~

This Statement of Information was prepared on:

21/06/2022 18:09



Property Type: Land
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$970,000
Median House Price
March quarter 2022: \$730,000

Comparable Properties



36 Warralily Blvd ARMSTRONG CREEK 3217 (VG) **Agent Comments**



Price: \$1,000,000
Method: Sale
Date: 14/02/2022
Property Type: House (Res)
Land Size: 528 sqm approx

2245 Warralily Blvd ARMSTRONG CREEK 3217 (VG) **Agent Comments**



Price: \$915,000
Method: Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 433 sqm approx

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 eighteen months.