

# STATEMENT OF INFORMATION

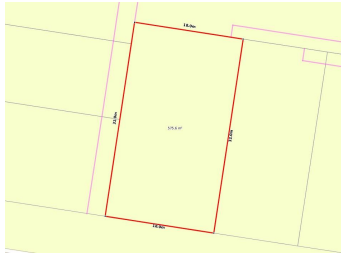
5 NARRANDERA CIRCUIT, ARMSTRONG CREEK, VIC 3217

PREPARED BY RONNIE STEVENS, HAYESWINCKLE , PHONE: 0435 624 215



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 5 NARRANDERA CIRCUIT, ARMSTRONG

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#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$849,000 to \$899,000**

Provided by: Ronnie Stevens, Hayeswinckle

## MEDIAN SALE PRICE



### ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

**\$625,000**

01 October 2020 to 30 September 2021

Provided by:

## COMPARABLE PROPERTIES

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.



### 10 NARRANDERA CCT, ARMSTRONG CREEK,

4 
 2 
 2

#### Sale Price

**\$875,000**

Sale Date: 21/05/2021

Distance from Property: 70m



### 7 EVEN WAY, ARMSTRONG CREEK, VIC 3217

4 
 3 
 2

#### Sale Price

**\*\$880,000**

Sale Date: 10/09/2021

Distance from Property: 1.4km



### 28 NEVILLE DR, ARMSTRONG CREEK, VIC 3217

4 
 2 
 2

#### Sale Price

**\*\$880,000**

Sale Date: 27/08/2021

Distance from Property: 2.2km



This report has been compiled on 11/10/2021 by Hayeswinckle. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

5 NARRANDERA CIRCUIT, ARMSTRONG CREEK, VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$849,000 to \$899,000

### Median sale price

Median price

\$625,000

Property type

Vacant Land

Suburb

ARMSTRONG  
CREEK

Period

01 October 2020 to 30 September  
2021

Source

pricefinder

### Comparable property sales

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

10 NARRANDERA CCT, ARMSTRONG CREEK, VIC 3217	\$875,000	21/05/2021
7 EVEN WAY, ARMSTRONG CREEK, VIC 3217	*\$880,000	10/09/2021
28 NEVILLE DR, ARMSTRONG CREEK, VIC 3217	*\$880,000	27/08/2021

This Statement of Information was prepared on:

11/10/2021