

Statement of Information

Sections 47AF of the Estate Agents Act 1980

18 Beard Street, ARMSTRONG CREEK 3217

Indicative selling price

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

**Range from \$439,000 -
\$469,000**

Median sale price

Median **House** for **ARMSTRONG CREEK** for period **Oct 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$470,000

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.

37 Whitfords Drive ,
ARMSTRONG CREEK 3217 Price **\$450,000** Sold 16 May 2017

17 McMahon Ave ,
ARMSTRONG CREEK 3217 Price **\$440,000** Sold 01 June 2017

4 Whitfords Drive,
ARMSTRONG CREEK 3217 Price **\$475,000** Sold 10 May 2017

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

3 beds

2 baths

2 parking

Contact agents

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