# Statement of Information Single residential property located outside the Melbourne metropolitan area

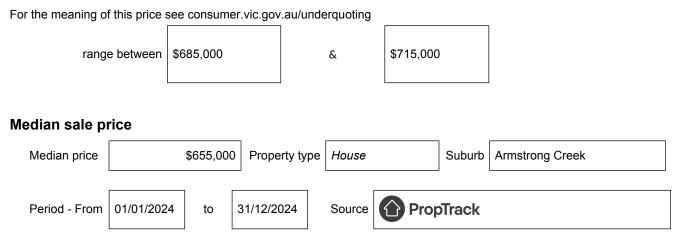
#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

55 Liberation Drive, Armstrong Creek, Vic 3217

### Indicative selling price



## 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
12 Ungud Way, Armstrong Creek, VIC 3217	\$742,300	25/10/2024
7 Orchid St, Armstrong Creek, VIC 3217	\$711,400	23/08/2024
42 Scullin Road, Charlemont, VIC 3217	\$720,000	05/10/2024

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 15/01/2025

