# hockingstuart

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 20 DAYBREAK AVENUE, ARMSTRONG







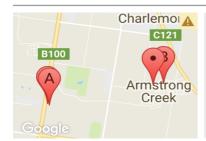
**Indicative Selling Price** 

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

**Single Price:** 

\$449,500

#### **MEDIAN SALE PRICE**



# **ARMSTRONG CREEK, VIC, 3217**

**Suburb Median Sale Price (House)** 

\$470,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

### **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.



12 LAMPARD ST, ARMSTRONG CREEK, VIC







Sale Price

\*\$475,000

Sale Date: 15/09/2017

Distance from Property: 2.7km





7 YELLOWBOX AVE, ARMSTRONG CREEK, VIC 🚐 4







Sale Price

\*\$470,000

Sale Date: 09/08/2017

Distance from Property: 275m





5 LAMPARD ST, ARMSTRONG CREEK, VIC 3217 🕮 4 🕒 2







**Sale Price** 

\*\$475.000

Sale Date: 06/07/2017

Distance from Property: 2.8km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

### Property offered for sale

Address Including suburb and postcode	20 DAYBREAK AVENUE, ARMSTRONG CREEK, VIC 3217
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## Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$449,500	

### Median sale price

Median price	\$470,000	House X	Unit	Suburb	ARMSTRONG CREEK
Period	01 October 2016 to 30 September 2017		Source		ricefinder

# 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
12 LAMPARD ST, ARMSTRONG CREEK, VIC 3217	*\$475,000	15/09/2017
7 YELLOWBOX AVE, ARMSTRONG CREEK, VIC 3217	*\$470,000	09/08/2017
5 LAMPARD ST, ARMSTRONG CREEK, VIC 3217	*\$475,000	06/07/2017

