

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 DAYBREAK AVENUE, ARMSTRONG

4 2 2

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

4 2 2

Sale Price

***\$475,000**

Sale Date: 15/09/2017

Distance from Property: 2.7km



7 YELLOWBOX AVE, ARMSTRONG CREEK, VIC

4 2 2

Sale Price

***\$470,000**

Sale Date: 09/08/2017

Distance from Property: 275m



5 LAMPARD ST, ARMSTRONG CREEK, VIC 3217

4 2 2

Sale Price

***\$475,000**

Sale Date: 06/07/2017

Distance from Property: 2.8km



This report has been compiled on 04/10/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

20 DAYBREAK AVENUE, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

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



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