

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

6 Wynn Avenue, Armstrong Creek

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$610,000 & \$670,000

### Median sale price

Median price \$675,000

Property type Residential house

Suburb Armstrong Creek

Period - From JAN 2023

to

DEC 2023

Source Realestate.com.au

### 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

1.	15 Tenneyson Close, Armstrong Creek	\$650,000	25.01.24
2.	7 McCormack Avenue, Armstrong Creek	\$640,000	22.12.23
3.	5 Serenity Street, Armstrong Creek	\$652,000	15.12.23

This Statement of Information was prepared on: 1.02.2024