

## 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

3 FISTRAL STREET ARMSTRONG CREEK VIC 3217

### Indicative selling price

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

Single Price

or range  
between

\$629,000

&

\$659,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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.

Address of comparable property

Price

Date of sale

33 ROSS STREET ARMSTRONG CREEK VIC 3217	\$690,000	11-Jul-23
85 COASTSIDE DRIVE ARMSTRONG CREEK VIC 3217	\$660,000	15-Mar-23
40 ALBANEL STREET ARMSTRONG CREEK VIC 3217	\$645,000	18-Apr-23

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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### 33 ROSS STREET ARMSTRONG CREEK VIC 3217

 4  2  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**11-Jul-23**

Distance

**0.14km**

MAPPING OUT YOUR  
*Property Plan*  
AT THE HUB

No matter where you are on your property journey, let us guide you through the process with a personalised open home plan.

Join us on SATURDAY 11th, 18th & 25th MARCH  
Contact the agent on this listings for further information.

**Armstrong**  
REAL ESTATE

### 85 COASTSIDE DRIVE ARMSTRONG CREEK VIC 3217

 4  2  2

Sold Price

**\$660,000**

Sold Date

**15-Mar-23**

Distance

**0.32km**



### 40 ALBANEL STREET ARMSTRONG CREEK VIC 3217

 4  2  2

Sold Price

**\$645,000**

Sold Date

**18-Apr-23**

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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