

# 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 or  
locality and postcode

9 Cassava Street, Armstrong Creek Vic 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$630,000 Property Type House Suburb Armstrong Creek

Period - From 01/04/2021 to 30/06/2021 Source REIV

### 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 |
|---|----------------------------------------|-----------|--------------|
| 1 | 9 McMahon Av ARMSTRONG CREEK 3217      | \$675,000 | 02/07/2021   |
| 2 | 122 Coastsides Dr ARMSTRONG CREEK 3217 | \$660,000 | 17/06/2021   |
| 3 | 9 Tipene St ARMSTRONG CREEK 3217       | \$640,000 | 27/05/2021   |

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.~~

This Statement of Information was prepared on:

17/08/2021 13:36

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**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median House Price**  
June quarter 2021: \$630,000



**Property Type:** Land  
**Land Size:** 399 sqm approx  
**Agent Comments**

## Comparable Properties

**9 McMahon Av ARMSTRONG CREEK 3217 (VG)** Agent Comments



**Price:** \$675,000  
**Method:** Sale  
**Date:** 02/07/2021  
**Property Type:** House (Res)  
**Land Size:** 486 sqm approx

**122 Coastside Dr ARMSTRONG CREEK 3217 (VG)** Agent Comments



**Price:** \$660,000  
**Method:** Sale  
**Date:** 17/06/2021  
**Property Type:** House (Res)  
**Land Size:** 425 sqm approx

**9 Tipene St ARMSTRONG CREEK 3217 (VG)** Agent Comments



**Price:** \$640,000  
**Method:** Sale  
**Date:** 27/05/2021  
**Property Type:** House (Res)  
**Land Size:** 484 sqm approx