

# 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

8 MYNA WAY, ARMSTRONG CREEK VIC 3377

### 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

\$600,000

&

\$650,000

### Median sale price

Median price

\$690,000

Property type

House

Suburb

ARMSTRONG CREEK

Period - From

JANUARY  
2023

to

MARCH  
2023

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.	34 SHEARWATER DRIVE ARMSTRONG CREEK	\$642,000	23/07/2022
2.	7 ABIGAIL COURT ARMSTRONG CREEK	\$630,000	25/08/2022
3.	17 CRYSTALL PLACE ARMSTRONG CREEK	\$615,000	05/02/2023

**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:

18/04/12/005/2023