

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 ESPERANCE AVENUE, ARMSTRONG

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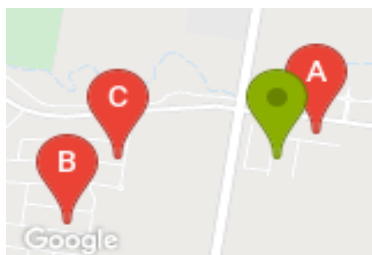
Indicative Selling Price

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

Price Range: \$479,000 to \$509,000

Provided by: Cameron Foster, Barry Plant South Barwon

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (Vacant Land)

\$268,000

01 July 2019 to 30 June 2020

Provided by: 

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.



17 HAMMOND ST, ARMSTRONG CREEK, VIC

 4  2  2

Sale Price

\$515,000

Sale Date: 15/05/2020

Distance from Property: 149m



12 ROSS ST, ARMSTRONG CREEK, VIC 3217

 3  2  2

Sale Price

\$510,000

Sale Date: 14/02/2020

Distance from Property: 725m



165 COASTSIDE DR, ARMSTRONG CREEK, VIC

 3  2  2

Sale Price

\$495,000

Sale Date: 08/05/2020

Distance from Property: 519m



This report has been compiled on 28/09/2020 by Barry Plant South Barwon. Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

17 ESPERANCE AVENUE, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:

\$479,000 to \$509,000

Median sale price

Median price

\$268,000

Property type

Vacant Land

Suburb

ARMSTRONG

Period

01 July 2019 to 30 June 2020

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

17 HAMMOND ST, ARMSTRONG CREEK, VIC 3217	\$515,000	15/05/2020
12 ROSS ST, ARMSTRONG CREEK, VIC 3217	\$510,000	14/02/2020
165 COASTSIDE DR, ARMSTRONG CREEK, VIC 3217	\$495,000	08/05/2020

This Statement of Information was prepared

28/09/2020