

## STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: 122 Coastside Drive, 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)

\*Delete single price or range as applicable

Single Price \$280,000 or range between &

### Median sale price:

(\*Delete house or unit as applicable)

Median Price \$522,000 House Suburb or locality Armstrong Cr

Period - From Decmeber 20 to May 2018 Source Price Finder

### Comparable property sales:

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 SALES
Lot 11814, 6 Anglet Way, Armstrong Creek	\$281,000	31/03/2018
35 Whitecliff Way, Armstrong Creek	\$260,000	29/09/2017

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