

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

5 Sampford St, Armstrong Creek

### Indicative selling price

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

Single price \$\* or range between \$445,000 & \$465,000

### Median sale price

Median price \$445,000 Property type Residential land Suburb Armstrong Creek

Period - From November 2022 to November 2023 Source Realestate.com.au

### 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 Sale
Lot 3025 Allansford Cres, Armstrong Creek	\$445,000	30/10/2023
Lot 3028 Allansford Cres, Armstrong Creek	\$445,000	13/07/2023
Lot 1433, 15 Morningside Circuit, Armstrong Creek	\$520,000	02/10/2023

This Statement of Information was prepared on: 17/11/2023