

STATEMENT OF INFORMATION

20-22 SORELL STREET, ARMSTRONG CREEK, VIC 3217

PREPARED BY ARMSTRONG REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20-22 SORELL STREET, ARMSTRONG

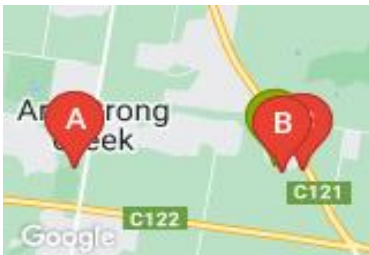


Indicative Selling Price

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

Price Range: \$420,000 to \$440,000

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (Vacant Land)

\$355,500

01 July 2022 to 30 June 2023

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.



39 FORREST GREEN DR, ARMSTRONG CREEK,



Sale Price

\$405,000

Sale Date: 24/02/2023

Distance from Property: 2.6km



32 HOLST ST, ARMSTRONG CREEK, VIC 3217



Sale Price

\$505,000

Sale Date: 04/08/2022

Distance from Property: 122m



48 HOLST ST, ARMSTRONG CREEK, VIC 3217



Sale Price

\$154,050

Sale Date: 25/05/2021

Distance from Property: 350m



This report has been compiled on 06/07/2023 by Armstrong Real Estate. Property Data Solutions Pty Ltd 2023 - 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

20-22 SORELL STREET, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:

\$420,000 to \$440,000

Median sale price

Median price

\$355,500

Property type

Vacant Land

Suburb

ARMSTRONG
CREEK

Period

01 July 2022 to 30 June 2023

Source

pricfinder

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

39 FORREST GREEN DR, ARMSTRONG CREEK, VIC 3217	\$405,000	24/02/2023
32 HOLST ST, ARMSTRONG CREEK, VIC 3217	\$505,000	04/08/2022
48 HOLST ST, ARMSTRONG CREEK, VIC 3217	\$154,050	25/05/2021

This Statement of Information was prepared on:

06/07/2023