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

167 Coastside Drive, Armstrong Creek Vic 3217

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$649,000		&		\$699,000			
Median sale price								
Median price	\$730,000	Pro	operty Type	Hou	se		Suburb	Armstrong Creek
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	86 Coastside Dr ARMSTRONG CREEK 3217	\$695,000	02/02/2022
2	11 Glide Way ARMSTRONG CREEK 3217	\$680,000	22/02/2022
3	26 Spirit Cr ARMSTRONG CREEK 3217	\$676,000	03/02/2022

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:

26/07/2022 12:08



Harcourts

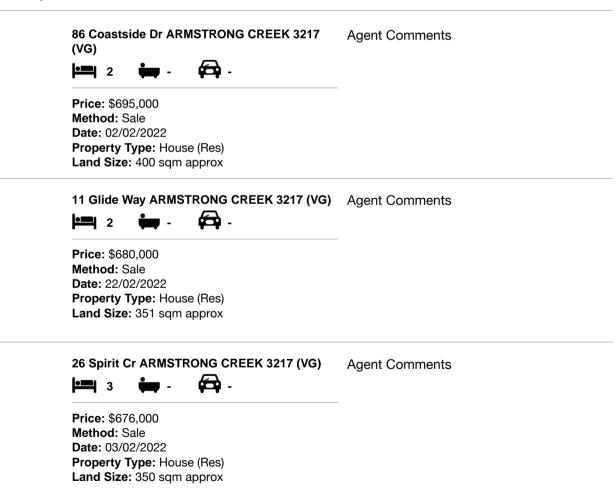




Property Type: Land Land Size: 312 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$659,000 - \$699,000 Median House Price March quarter 2022: \$730,000

Comparable Properties



Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555

propertydata



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