

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 Coastsides Drive, Armstrong Creek Vic 3217

Indicative selling price

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

Range between

\$649,000

&

\$699,000

Median sale price

Median price

\$730,000

Property Type

House

Suburb

Armstrong Creek

Period - From

01/01/2022

to

31/03/2022

Source

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.

	Address of comparable property	Price	Date of sale
1	86 Coastsides 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



Property Type: Land

Land Size: 312 sqm approx

Agent Comments

Comparable Properties

86 Coastside Dr ARMSTRONG CREEK 3217 (VG)

Agent Comments



Price: \$695,000

Method: Sale

Date: 02/02/2022

Property Type: House (Res)

Land Size: 400 sqm approx

11 Glide Way ARMSTRONG CREEK 3217 (VG)

Agent Comments



Price: \$680,000

Method: Sale

Date: 22/02/2022

Property Type: House (Res)

Land Size: 351 sqm approx

26 Spirit Cr ARMSTRONG CREEK 3217 (VG)

Agent Comments



Price: \$676,000

Method: Sale

Date: 03/02/2022

Property Type: House (Res)

Land Size: 350 sqm approx