

STATEMENT OF INFORMATION

53 AMBROSIA DRIVE, ARMSTRONG CREEK, VIC 3217

PREPARED BY PATRICK IREDELL, HAYESWINCKLE, PHONE: 0430 057 580



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 AMBROSIA DRIVE, ARMSTRONG

4 2 2

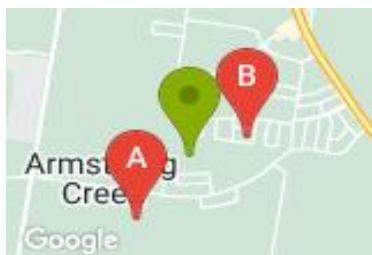
Indicative Selling Price

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

Price Range: **\$840,000 to \$890,000**

Provided by: Patrick Iredell, Hayeswinckle

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

\$725,000

01 July 2021 to 30 June 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



26 BOLTON ST, ARMSTRONG CREEK, VIC

4 3 2

Sale Price

***\$1,000,000**

Sale Date: 10/06/2022

Distance from Property: 575m



22 FRESHWATER DR, ARMSTRONG CREEK,

3 2 2

Sale Price

\$840,000

Sale Date: 17/05/2022

Distance from Property: 394m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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.

Property offered for

Address
Including suburb and

53 AMBROSIA DRIVE, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:

\$840,000 to \$890,000

Median sale price

Median price

\$725,000

Property type

House

Suburb

ARMSTRONG

Period

01 July 2021 to 30 June 2022

Source

pricefinder

Comparable property sales

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.

Address of comparable

Price

Date of sale

26 BOLTON ST, ARMSTRONG CREEK, VIC 3217	*\$1,000,000	10/06/2022
22 FRESHWATER DR, ARMSTRONG CREEK, VIC 3217	\$840,000	17/05/2022

This Statement of Information was prepared

31/08/2022