

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 45 INGLEBROOK CIRCUIT, ARMSTRONG

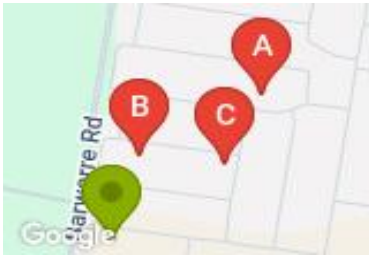
4
 2
 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$749,000 to \$799,000**

Provided by: Sarabjeet Singh, Eastwood Andrews

## MEDIAN SALE PRICE



## ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

**\$655,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## 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 agents representative considers to be most comparable to the property for sale.



## 16 FLAGSTAFF ST, ARMSTRONG CREEK, VIC

4
 2
 2

Sale Price

**\$756,000**

Sale Date: 16/05/2024

Distance from Property: 356m



## 23 RALEIGH CCT, ARMSTRONG CREEK, VIC

4
 2
 2

Sale Price

**\$765,000**

Sale Date: 20/12/2023

Distance from Property: 157m



## 12 ACKERMAN ST, ARMSTRONG CREEK, VIC

4
 2
 2

Sale Price

**\$785,000**

Sale Date: 26/05/2023

Distance from Property: 229m



This report has been compiled on 18/02/2025 by Eastwood Andrews. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# 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](https://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

45 INGLENOOK CIRCUIT, ARMSTRONG CREEK, VIC 3217

### Indicative selling price

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

Price Range:

\$749,000 to \$799,000

### Median sale price

Median price

\$655,500

Property type

House

Suburb

ARMSTRONG  
CREEK

Period

01 January 2024 to 31 December  
2024

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 agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

16 FLAGSTAFF ST, ARMSTRONG CREEK, VIC 3217	\$756,000	16/05/2024
23 RALEIGH CCT, ARMSTRONG CREEK, VIC 3217	\$765,000	20/12/2023
12 ACKERMAN ST, ARMSTRONG CREEK, VIC 3217	\$785,000	26/05/2023

This Statement of Information was prepared on:

18/02/2025