

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 and
postcode

30 COOTAMUNDRA DRIVE ARMSTRONG CREEK VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

27 SNEDDEN STREET ARMSTRONG CREEK VIC 3217	\$670,000	23-Jun-21
22 ESPERANCE AVENUE ARMSTRONG CREEK VIC 3217	\$660,000	02-Dec-21
302 CHARLEMONT ROAD ARMSTRONG CREEK VIC 3217	\$650,000	13-Nov-21

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: 16 March 2022



27 SNEDDEN STREET ARMSTRONG CREEK VIC 3217

Sold Price

\$670,000

Sold Date

23-Jun-21

3

2

2

Distance

0.98km



22 ESPERANCE AVENUE ARMSTRONG CREEK VIC 3217

Sold Price

\$660,000

Sold Date

02-Dec-21

3

2

2

Distance

1.93km



302 CHARLEMONT ROAD ARMSTRONG CREEK VIC 3217

Sold Price

\$650,000

Sold Date

13-Nov-21

3

2

2

Distance

2.27km



57 SMITH STREET GROVEDALE VIC 3216

Sold Price

\$665,000

Sold Date

17-Jun-21

3

2

2

Distance

2.53km

RS = Recent sale

UN = Undisclosed Sale

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