

# STATEMENT OF INFORMATION

90 SOUTHWINDS ROAD, ARMSTRONG CREEK, VIC 3217

PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**90 SOUTHWINDS ROAD, ARMSTRONG**

 4  2  2

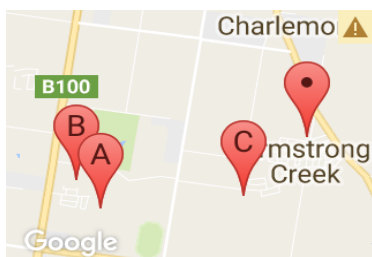
**Indicative Selling Price**

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

**Price Range: 420,000 to 450,000**

Provided by: Brendan Curry, Hunterfrench Real Estate

## MEDIAN SALE PRICE



**ARMSTRONG CREEK, VIC, 3217**

**Suburb Median Sale Price (House)**

**\$470,000**

01 April 2016 to 31 March 2017

Provided by: 

## 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 agent's representative considers to be most comparable to the property for sale.



**44 PORTRUSH LOOP, ARMSTRONG CREEK, VIC**

 4  2  2

**Sale Price**

**\$435,000**

Sale Date: 24/02/2017

Distance from Property: 2.9km



**18 CAPE WAY, ARMSTRONG CREEK, VIC 3217**

 4  2  2

**Sale Price**

**\$440,000**

Sale Date: 04/02/2017

Distance from Property: 3.1km



**12 ROCKINGHAM ST, ARMSTRONG CREEK, VIC**

 4  2  2

**Sale Price**

**\$438,900**

Sale Date: 10/01/2017

Distance from Property: 1.2km



This report has been compiled on 26/06/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

90 SOUTHWINDS ROAD, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:

420,000 to 450,000

Median sale price

Median price

\$470,000

House

X

Unit


Suburb

ARMSTRONG CREEK

Period

01 April 2016 to 31 March 2017

Source



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 agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
44 PORTRUSH LOOP, ARMSTRONG CREEK, VIC 3217	\$435,000	24/02/2017
18 CAPE WAY, ARMSTRONG CREEK, VIC 3217	\$440,000	04/02/2017
12 ROCKINGHAM ST, ARMSTRONG CREEK, VIC 3217	\$438,900	10/01/2017