

## 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

17 NEVILLE DRIVE 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) (\*Delete single price or range as applicable)

Single Price

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$654,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Apr 2024

to

31 Mar 2025

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 30 LANCE DRIVE ARMSTRONG CREEK VIC 3217     | \$632,000 | 20-Feb-25 |
| 62 ABODE STREET ARMSTRONG CREEK VIC 3217    | \$635,000 | 20-Dec-24 |
| 32 MANDALAY AVENUE ARMSTRONG CREEK VIC 3217 | \$630,000 | 06-Mar-25 |

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: 02 April 2025



**30 LANCE DRIVE ARMSTRONG  
CREEK VIC 3217**

 3  2  2

Sold Price

<sup>RS</sup>

**\$632,000**

Sold Date

**20-Feb-25**

Distance

**0.24km**



**62 ABODE STREET ARMSTRONG  
CREEK VIC 3217**

 3  2  2

Sold Price

**\$635,000**

Sold Date

**20-Dec-24**

Distance

**0.68km**



**32 MANDALAY AVENUE  
ARMSTRONG CREEK VIC 3217**

 3  2  2

Sold Price

<sup>RS</sup>

**\$630,000**

Sold Date

**06-Mar-25**

Distance

**2.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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