

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

18 CHUCKLECREEK LANE 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

\$545,000

&

\$595,000

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

4 ULRIC PLACE CHARLEMONT VIC 3217	\$570,000	07-Mar-25
11 HUDSON STREET ARMSTRONG CREEK VIC 3217	\$575,000	25-Oct-24
9 SIMONY DRIVE ARMSTRONG CREEK VIC 3217	\$550,000	03-Dec-24

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: 04 April 2025



4 ULRIC PLACE CHARLEMONT VIC 3217

Sold Price

^{RS}

\$570,000

Sold Date

07-Mar-25

 3

 2

 1

Distance

2.56km



11 HUDSON STREET ARMSTRONG CREEK VIC 3217

Sold Price

\$575,000

Sold Date

25-Oct-24

 3

 2

 1

Distance

1.08km



9 SIMONY DRIVE ARMSTRONG CREEK VIC 3217

Sold Price

\$550,000

Sold Date

03-Dec-24

 3

 2

 1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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