

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

195 WARRALILY BOULEVARD 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 May 2024

to

30 Apr 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

11 CAPE WAY ARMSTRONG CREEK VIC 3217	\$860,000	30-Sep-24
14 WHITFORDS DRIVE ARMSTRONG CREEK VIC 3217	\$890,000	17-Mar-25
19 FAWKNER CRESCENT ARMSTRONG CREEK VIC 3217	\$940,000	13-Aug-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: 02 May 2025



11 CAPE WAY ARMSTRONG CREEK VIC 3217

 4  2  2

Sold Price

\$860,000

Sold Date

30-Sep-24

Distance

2.13km



14 WHITFORDS DRIVE ARMSTRONG CREEK VIC 3217

 4  2  2

Sold Price

^{RS} **\$890,000**

Sold Date

17-Mar-25

Distance

0.31km



19 FAWKNER CRESCENT ARMSTRONG CREEK VIC 3217

 4  2  2

Sold Price

\$940,000

Sold Date

13-Aug-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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