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	63 IRIS LOOP 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	$750,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Armstrong Creek
Period-from	01 Jun 2024	to	31 May 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
8 INGLENOOK CIRCUIT ARMSTRONG CREEK VIC 3217	$780,000	26-May-25
63 EDENHOPE CIRCUIT ARMSTRONG CREEK VIC 3217	$780,000	07-May-25
17 COASTSIDE DRIVE ARMSTRONG CREEK VIC 3217	$800,000	20-Jan-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: 16 June 2025

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8 INGLENOOK CIRCUIT ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS $780,000 Sold Date **26-May-25**

Distance **2.04km**

63 EDENHOPE CIRCUIT ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price Sold Date **07-May-25**

Distance **2.54km**

17 COASTSIDE DRIVE ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$800,000** Sold Date **20-Jan-25**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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