# 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

80 SANCTUARY 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			or rang betwee	-	\$898,000	&	\$987,500
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$650,000	Prop	erty type	House		Suburb	Armstrong Creek
Period-from	01 Apr 2024	to	31 Mar 2	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	
17-19 SILVERCREST WAY ARMSTRONG CREEK VIC 3217	\$800,000	02-Jun-24	
6 PASCAL CRESCENT MOUNT DUNEED VIC 3217	\$1,030,000	14-May-24	
5 CELADON PARADE MOUNT DUNEED VIC 3217	\$1,070,000	27-Feb-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: 07 April 2025

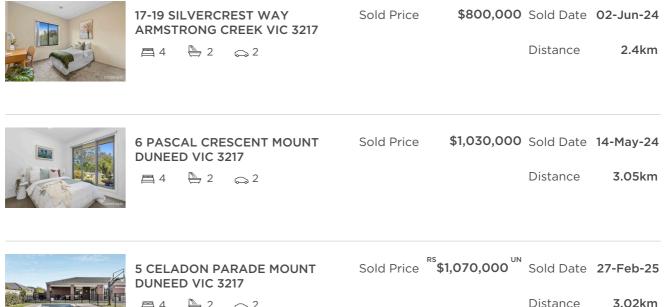


consumer.vic.gov.au



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

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