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

9 DAYBREAK AVENUE 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 \$699	5,000 &	\$760,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$650,000	Prope	erty type	House		Suburb	Armstrong Creek
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Cotality

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
15 DAYBREAK AVENUE ARMSTRONG CREEK VIC 3217	\$710,000	05-Oct-24
12 WHITECLIFF WAY ARMSTRONG CREEK VIC 3217	\$745,000	03-Apr-25
3 HARVEY AVENUE ARMSTRONG CREEK VIC 3217	\$780,000	11-Jun-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: 29 July 2025





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15 DAYBREAK AVENUE **ARMSTRONG CREEK VIC 3217**

₾ 2 ⇔ 2 Sold Price

\$710,000 Sold Date 05-Oct-24

0.05km Distance



12 WHITECLIFF WAY ARMSTRONG Sold Price **CREEK VIC 3217**

\$745,000 Sold Date 03-Apr-25

Distance

0.49km



3 HARVEY AVENUE ARMSTRONG

Sold Price

\$780,000 Sold Date

Distance

0.38km

11-Jun-25

CREEK VIC 3217

RS = Recent sale UN = Undisclosed Sale

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