



STATEMENT OF INFORMATION

420 HORSESHOE BEND ROAD, ARMSTRONG CREEK, VIC 3217

PREPARED BY INDEPENDENT ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



420 HORSESHOE BEND ROAD,

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **null**

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (Vacant Land)

\$335,000

01 October 2024 to 30 September 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



5 BERKELEY DR, ARMSTRONG CREEK, VIC

- - -

Sale Price

\$393,000

Sale Date: 19/11/2025

Distance from Property: 471m



432A BARWARRE RD, ARMSTRONG CREEK,

- - -

Sale Price

***\$223,996**

Sale Date: 19/11/2025

Distance from Property: 1.3km



47 ALLANSFORD CRES, ARMSTRONG CREEK,

- - -

Sale Price

\$445,000

Sale Date: 13/11/2025

Distance from Property: 777m



This report has been compiled on 17/12/2025 by Independent Estate Agents. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

420 HORSESHOE BEND ROAD, ARMSTRONG CREEK, VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

Median sale price

Median price

\$335,000

Property type

Vacant Land

Suburb

ARMSTRONG CREEK

Period

01 October 2024 to 30 September 2025

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 BERKELEY DR, ARMSTRONG CREEK, VIC 3217	\$393,000	19/11/2025
432A BARWARRE RD, ARMSTRONG CREEK, VIC 3217	*\$223,996	19/11/2025
47 ALLANSFORD CRES, ARMSTRONG CREEK, VIC 3217	\$445,000	13/11/2025

This Statement of Information was prepared on:

17/12/2025