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	18 GALENE DRIVE 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	$395,000	&	$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$365,000	Property type	Land	Suburb	Armstrong Creek
Period-from	01 Aug 2023	to	31 Jul 2024	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
13 VICOSA DRIVE ARMSTRONG CREEK VIC 3217	375000	27-May-24
8 HOLLEY CRESCENT ARMSTRONG CREEK VIC 3217	407000	28-Feb-24
73 LIBERATION DRIVE ARMSTRONG CREEK VIC 3217	415000	14-Apr-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: 19 August 2024

OBrien Real Estate

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13 VICOSA DRIVE ARMSTRONG CREEK VIC 3217

- - -

Sold Price **375000** Sold Date **27-May-24**

Distance **0.51km**



8 HOLLEY CRESCENT ARMSTRONG CREEK VIC 3217

- - -

Sold Price **407000** Sold Date **28-Feb-24**

Distance **1.74km**

73 LIBERATION DRIVE ARMSTRONG CREEK VIC 3217

- - -

Sold Price **415000** Sold Date **14-Apr-24**

Distance **0.42km**

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

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