Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state 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

Property offered for sale

Address Including suburb and postcode	35 HARKNESS BOULEVARD, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:	$295,000 to $315,000

Median sale price

Median price	$350,000	Property type	Vacant Land	Suburb	ARMSTRONG CREEK
Period	01 July 2022 to 30 June 2023	Source	pricefinder		

Comparable property sales

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: 21/08/2023