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	31 TRANQUILITY CRESCENT 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	$599,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Other	Suburb	Armstrong Creek
Period-from	01 May 2023	to	30 Apr 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
27 MULBERRY STREET ARMSTRONG CREEK VIC 3217	621000	01-Mar-24
17 SHEARWATER DRIVE ARMSTRONG CREEK VIC 3217	599000	18-Mar-24
5 TRINITY WAY ARMSTRONG CREEK VIC 3217	645000	10-May-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.~~

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27 MULBERRY STREET ARMSTRONG CREEK VIC 3217

3 2 2

Sold Price 621000 Sold Date 01-Mar-24

Distance 0.87km



17 SHEARWATER DRIVE ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS 599000 Sold Date 18-Mar-24

Distance 1.57km



5 TRINITY WAY ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price RS 645000 Sold Date 10-May-24

Distance 1.09km

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

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