# 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<br>Including suburb and postcode | 43 Raleigh Circuit, Armstrong Creek, VIC 3217 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $769,000 | & | $799,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 680,000 | Property type | House | Suburb | ARMSTRONG CREEK |
| Period - From | 22/11/2022 | to | 21/11/2023 | Source | core_logic |

## Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 |
|---|---|---|---|
| 1 | 7 Flanagan Close Armstrong Creek Vic 3217 | $790,000 | 2023-05-16 |
| 2 | 53 Manna Gum Drive Mount Duneed Vic 3217 | $785,000 | 2023-05-19 |
| 3 | 12 Ackerman Street Armstrong Creek Vic 3217 | $785,000 | 2023-05-26 |

This Statement of Information was prepared on: 22/11/2023

CONSUMER AFFAIRS VICTORIA