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	33 Wild Oak Avenue, Armstrong Creek, VIC 3217

Indicative selling price

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

Single price		or range between	$699,000	&	$739,000

Median sale price

Median price	$ 670,000	Property type	House	Suburb	ARMSTRONG CREEK
Period - From	09/09/2023	to	08/09/2024	Source	core_logic

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	28 Prominence Boulevard Armstrong Creek Vic 3217	$700,000	2024-08-15
2	322 Charlemont Road Armstrong Creek Vic 3217	$740,000	2024-03-01
3	17-19 Silvercrest Way Armstrong Creek Vic 3217	$800,000	2024-06-02

This Statement of Information was prepared on: 09/09/2024

CONSUMER AFFAIRS VICTORIA