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	12 Simpson 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	$640,000	&	$680,000

Median sale price

Median price	$ 670,000	Property type	House	Suburb	ARMSTRONG CREEK
Period - From	18/09/2023	to	17/09/2024	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	13 Simpson Circuit Armstrong Creek Vic 3217	$690,000	2024-06-28
2	205 Warralily Boulevard Armstrong Creek Vic 3217	$675,000	2024-07-17
3	9 Cassava Street Armstrong Creek Vic 3217	$670,000	2024-06-20

This Statement of Information was prepared on: 18/09/2024

CONSUMER AFFAIRS VICTORIA