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	21 Montagna Circuit, Armstrong Creek, VIC 3217

Indicative selling price

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

Range between $745,000 & $795,000

Median sale price

Median price $660,000 Property Type House Suburb Armstrong creek

Period - From 01/01/2024 to 08/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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 55 Buchanan Boulevard, Armstrong Vic 3217	$770,000	2024-07-16
2 14 Myna Way, Armstrong Creek Vic 3217	$760,000	2024-06-08
3 5 Vaughan Drive, Armstrong Creek Vic 3217	$820,000	2024-11-20

This Statement of Information was prepared on: 09/12/2024