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	35 Stephenson Drive, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $649,000 & $679,000

Median sale price

Median price $650,000 Property Type House Suburb Armstrong Creek

Period - From 07/10/2024 to 06/04/2025 Source price_finder

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 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 Delta Drive Armstrong Creek VIC	$665,000	22/10/2024
13 Summertime Avenue Charlemont VIC	$670,000	28/02/2025
22 Cardamon Street Armstrong Creek VIC	$675,000	13/11/2024

This Statement of Information was prepared on: 07/04/2025