Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Forresters Way, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

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

Period - From 15/11/2024 to 15/05/2025 Source price_finder

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
5 Daybreak Avenue Armstrong Creek VIC	$730,000	29/11/2024
32 Beekeeper Road Armstrong Creek VIC	$730,000	21/03/2025
23 Evergreen Street Armstrong Creek VIC	$715,000	29/11/2024

This Statement of Information was prepared on: 16/05/2025