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	1 Coquille Way, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $585,000 & $615,000

Median sale price

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

Period - From 26/11/2024 to 25/05/2025 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 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
5 Coquille Way Armstrong Creek VIC 3217	$602,500	15/01/2025
22 Silvercrest Way Armstrong Creek VIC 3217	$615,000	10/02/2025
21 Jacana Way Armstrong Creek VIC 3217	$605,000	07/04/2025

This Statement of Information was prepared on: 26/05/2025