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	20 Montagna Circuit, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $649,000 & $689,000

Median sale price

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

Period - From 06/12/2024 to 05/06/2025 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
7 Mckinley Avenue Armstrong Creek VIC	$655,000	27/02/2025
28 Barleycorn Bend Armstrong Creek VIC	$650,000	13/12/2024
30 Windansea Street Armstrong Creek VIC	$652,500	27/02/2025

This Statement of Information was prepared on: 06/06/2025