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<br>Including suburb and postcode | 7 Daintree Street, Armstrong Creek VIC 3217 |

## Indicative selling price

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

Range between $540,000 & $560,000

## Median sale price

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

Period - From 07/01/2025 to 06/07/2025 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 |
|---|---|---|
| 254 Boundary Road Mount Duneed VIC 3217 | $560,000 | 04/04/2025 |
| 28 Baelish Drive Charlemont VIC 3217 | $565,000 | 01/04/2025 |
| 18 Chucklecreek Lane Armstrong Creek VIC 3217 | $580,000 | 10/04/2025 |

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