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	2151 Warralily Boulevard, Armstrong Creek VIC 3217

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

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

Period - From 17/01/2025 to 16/07/2025 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
82 Coastside Drive Armstrong Creek VIC	$650,000	29/05/2025
30 Lance Drive Armstrong Creek VIC	$632,000	20/02/2025
99 Coastside Drive Armstrong Creek VIC	$660,000	22/05/2025

This Statement of Information was prepared on: 17/07/2025