

## 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 or  
locality and postcode

5-7 Harvey Avenue Armstrong Creek

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*\*\*\*\* or range between \$745,000 & \$810,000

### Median sale price

Median price \$625,000 Property type 3 Bed House Suburb Armstrong Creek 3217

Period - From 1 Feb 2021 to 28 Feb 2022 Source <https://www.realestate.com.au/neighbourhoods/armstrong-creek-3217-vic>

### 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 2139 WARRALILY BOULEVARD, ARMSTRONG CREEK 544M2 LAND	\$ 830,000	14 Dec 2021
2. 27 LAMPARD STREET, ARMSTRONG CREEK 450M2 LAND	\$ 792,500	24 Jan 2022
3. 25 CASSAVA STREET, ARMSTRONG CREEK 448M2 LAND	\$ 760,00	1 March 2022

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 08/03/2022