

# 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

50 Whitfords Drive Armstrong Creek 3217

### 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

\$430000

or range between

\$450000

&

\$

### Median sale price

Median price

\$750000

Property type

4 bed House

Suburb

Armstrong Creek 3217

Period - From

Jan 22

to

Dec 22

Source

Realestate.com.au

### 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. 32 Holst St Armstrong Creek (512m2)	\$512,000	5 <sup>th</sup> Aug 2022
2. 48 Holst St Armstrong Creek (526m2)	\$490,000	13 Jul 2022
3.		

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:

18/01/23