

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

18 Corella Road Armstrong Creek VIC 3217

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Armstrong Creek

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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

| | | |
|--|-----------|-----------|
| 17 Forresters Way Armstrong Creek VIC 3217 | \$590,000 | 16-Apr-21 |
| 146 Warralily Boulevard Armstrong Creek VIC 3217 | \$620,000 | 26-Mar-21 |
| 152 Warralily Boulevard Armstrong Creek VIC 3217 | \$627,000 | 18-May-21 |

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: 10 September 2021



17 Forresters Way Armstrong Creek VIC 3217 Sold Price **\$590,000** Sold Date **16-Apr-21**

4 2 2

Distance **0.42km**



146 Warralily Boulevard Armstrong Creek VIC 3217 Sold Price **\$620,000** Sold Date **26-Mar-21**

4 2 2

Distance **0.63km**



152 Warralily Boulevard Armstrong Creek VIC 3217 Sold Price **\$627,000** Sold Date **18-May-21**

4 2 2

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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