

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

9 Rise Ave Armstrong Creek 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 \$745,000 & \$775,000

Median sale price

Median price \$557,500 Property type House Suburb Armstrong Creek 3217

Period - From Jun 2019 to Dec 19 Source REIV.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. 46 UNITY DRIVE, MOUNT DUNEED	\$820,00	Feb 2020
2. 9 CANOE STREET, ARMSTRONG CREEK	\$750,000	Nov 2018
3. Aust Real Estate (No address supplied), ARMSTRONG CREEK	\$735,000	Mar 2017

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: 02/03/2020