

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 PROMINENCE BOULEVARD,

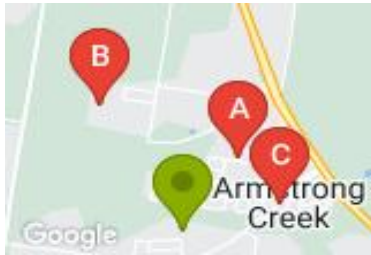


Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$700,000 to \$770,000**

Provided by: Mollie Chandler, Ray White Highton

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

\$661,250

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



24 WHITECLIFF WAY, ARMSTRONG CREEK,



Sale Price

\$780,000

Sale Date: 03/01/2024

Distance from Property: 631m



9 MIRAMAR DR, ARMSTRONG CREEK, VIC



Sale Price

***\$745,000**

Sale Date: 05/01/2024

Distance from Property: 1km



17 WHALLEY RD, ARMSTRONG CREEK, VIC



Sale Price

\$720,000

Sale Date: 11/01/2024

Distance from Property: 654m



This report has been compiled on 01/07/2024 by Ray White Highton. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

28 PROMINENCE BOULEVARD, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range: \$700,000 to \$770,000

Median sale price

Median price

\$661,250

Property type

House

Suburb

ARMSTRONG

Period

01 July 2023 to 30 June 2024

Source

pricfinder

Comparable property sales

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

Price

Date of sale

24 WHITECLIFF WAY, ARMSTRONG CREEK, VIC 3217	\$780,000	03/01/2024
9 MIRAMAR DR, ARMSTRONG CREEK, VIC 3217	*\$745,000	05/01/2024
17 WHALLEY RD, ARMSTRONG CREEK, VIC 3217	\$720,000	11/01/2024

This Statement of Information was prepared

01/07/2024