

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: 40 Bridgewater Circuit, 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 \$535,000 & \$565,000

Median sale price:

(*Delete house or unit as applicable)

Median Price \$478,000 House Suburb or locality Armstrong Cr

Period - From 01/04/2017 to 31/03/2018 Source Pricefinder

Comparable property sales:

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 SALES
5 Whitfords Drive, Armstrong Creek	\$535,000	02/03/2018
25 Mallacoota Crescent, Armstrong Creek	\$550,000	18/02/2018
10 Tamarillo Street, Armstrong Creek	\$585,500	28/03/2018

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