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	208 WARRALILY BOULEVARD 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	$635,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Armstrong Creek
Period-from	01 Apr 2024	to	31 Mar 2025	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
21 GALLEY WAY ARMSTRONG CREEK VIC 3217	$690,000	08-Jan-25
6 SWANSEA WAY ARMSTRONG CREEK VIC 3217	$680,000	28-May-24
12 SERENITY STREET ARMSTRONG CREEK VIC 3217	$650,000	22-Feb-24

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: 11 April 2025

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21 GALLEY WAY ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price **$690,000** Sold Date **08-Jan-25**

Distance **1.78km**

6 SWANSEA WAY ARMSTRONG CREEK VIC 3217

5 2 2

Sold Price **$680,000** Sold Date **28-May-24**

Distance **1.64km**

12 SERENITY STREET ARMSTRONG CREEK VIC 3217

3 2 2

Sold Price **$650,000** Sold Date **22-Feb-24**

Distance **2.13km**

RS = Recent sale **UN** = Undisclosed Sale

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