Statement of Information

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property Offerred for sale

Address Including suburb and locality and postcode	32 Coastside Drive, Armstrong Creek

Indicative selling price

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

Range Between	$530,000	&	$560,000

Median Sale Price

Median price	$480,000	House	X	Suburb or locality	Armstrong Creek
Period - From	01/04/2017	to	31/03/2018	Source	Pricefinder

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 property	Price	Date of Sale
1. 30 Coastside Drive, Armstrong Creek	$575,000	09/01/2018
2. 74 Coastside Drive, Armstrong Creek	$550,000	19/12/2017
3. 14 Cape Way, Armstrong Creek	$568,000	12/12/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 25 May 2018

Statement of Information

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32 Coastside Drive, Armstrong Creek

4	2	2
Bed	Bath	Car

Indicative selling price: $530,000 - $560,000

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

Armstrong creek

Median House Price: $480,000
Period From: 01/04/2017
Source: Pricefinder

Median Unit Price:
Period to: 31/03/2018

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
30 Coastside Drive, Armstrong Creek	House	4	2	2	$575,000	09/01/2018	512m2
74 Coastside Drive, Armstrong Creek	House	4	2	2	$550,000	19/12/2017	448m2
14 Cape Way, Armstrong Creek	House	4	2	2	$568,000	12/12/2017	501m2

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Prepared on 25 May 2018

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