

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

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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
45-67 CENTRAL BOULEVARD ARMSTRONG CREEK VIC 3217	\$5,555,000	10-May-22
1-19 UNITY DRIVE MOUNT DUNEED VIC 3217	\$4,799,300	06-Jul-21
156-162 MARSHALLTOWN ROAD GROVEDALE VIC 3216	\$5,500,000	23-Oct-23

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: 08 April 2024



**45-67 CENTRAL BOULEVARD
ARMSTRONG CREEK VIC 3217**

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Sold Price **\$5,555,000** Sold Date **10-May-22**

Distance **1.66km**



**1-19 UNITY DRIVE MOUNT DUNEED
VIC 3217**

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Sold Price **\$4,799,300** Sold Date **06-Jul-21**

Distance **2.02km**



**156-162 MARSHALLTOWN ROAD
GROVEDALE VIC 3216**

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Sold Price ^{RS} **\$5,500,000** ^{UN} Sold Date **23-Oct-23**

Distance **2.86km**

RS = Recent sale UN = Undisclosed Sale

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