

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 13 Silky Oak Lane, Armstrong Creek, VIC 3217

Indicative selling price

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

Single price or range between \$860,000 & \$920,000

Median sale price

Median price \$669,500 Property type House Suburb ARMSTRONG CREEK
Period - From 19/01/2023 to 18/01/2024 Source core_logic

Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1 20 Caitlin Chase, Armstrong Creek Vic 3217	\$860,000	2023-10-11
2 29 Tenneyson Close, Armstrong Creek Vic 3217	\$866,000	2023-10-18
3 3 Decourcy Way, Armstrong Creek Vic 3217	\$900,000	2023-11-28

This Statement of Information was prepared on: 19/01/2024

