



STATEMENT OF INFORMATION

29 FLAGSTAFF STREET, ARMSTRONG CREEK, VIC-3217

PREPARED BY LUKE BENNETT REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 FLAGSTAFF STREET, ARMSTRONG



Indicative Selling Price

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

Price Range: **\$640,000 to \$660,000**

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

\$682,500

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



38 LAMPARD ST, ARMSTRONG CREEK, VIC



Sale Price

\$640,000

Sale Date: 26/04/2023

Distance from Property: 2.1km



5 ROTTNESS DR, ARMSTRONG CREEK, VIC



Sale Price

\$646,000

Sale Date: 07/06/2023

Distance from Property: 2.3km



46 ABODE ST, ARMSTRONG CREEK, VIC 3217



Sale Price

***\$640,000**

Sale Date: 22/08/2023

Distance from Property: 1.2km



This report has been compiled on 18/09/2023 by Luke Bennett Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

29 FLAGSTAFF STREET, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range: \$640,000 to \$660,000

Median sale price

Median price

\$682,500

Property type

Vacant Land

Suburb

ARMSTRONG
CREEK

Period

01 July 2022 to 30 June 2023

Source

pricfinder

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

38 LAMPARD ST, ARMSTRONG CREEK, VIC 3217	\$640,000	26/04/2023
5 ROTTNESS DR, ARMSTRONG CREEK, VIC 3217	\$646,000	07/06/2023
46 ABODE ST, ARMSTRONG CREEK, VIC 3217	*\$640,000	22/08/2023

This Statement of Information was prepared on:

18/09/2023