

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 or
locality and postcode

5 Languid Street, Armstrong Creek Vic 3217

Indicative selling price

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

Range between \$799,000 & \$869,000

Median sale price

Median price \$680,000 Property Type House Suburb Armstrong Creek

Period - From 01/10/2022 to 30/09/2023 Source REIV

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 |
|---|--|-----------|--------------|
| 1 | 41 Spirit Cr ARMSTRONG CREEK 3217 | \$910,000 | 27/08/2023 |
| 2 | 17 Even Way ARMSTRONG CREEK 3217 | \$835,000 | 07/05/2023 |
| 3 | 49 Sanctuary Blvd ARMSTRONG CREEK 3217 | \$825,000 | 08/09/2022 |

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:

08/12/2023 10:48



4 2 2

Property Type: Land

Land Size: 511 sqm approx

Agent Comments

Comparable Properties



41 Spirit Cr ARMSTRONG CREEK 3217
(REI/VG)

Agent Comments

5 3 2

Price: \$910,000

Method: Private Sale

Date: 27/08/2023

Property Type: House

Land Size: 448 sqm approx



17 Even Way ARMSTRONG CREEK 3217
(REI/VG)

Agent Comments

4 2 2

Price: \$835,000

Method: Private Sale

Date: 07/05/2023

Property Type: House

Land Size: 525 sqm approx

49 Sanctuary Blvd ARMSTRONG CREEK 3217 Agent Comments
(VG)

4 - -

Price: \$825,000

Method: Sale

Date: 08/09/2022

Property Type: House (Res)

Land Size: 501 sqm approx