# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb or locality and postcode

Address 5 Languid Street, Armstrong Creek Vic 3217

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	tween \$799,000		&		\$869,000					
Median sale price										
Median price	\$680,000	Pro	Property Type		House		Suburb	Armstrong Creek		
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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



5 Languid Street, Armstrong Creek Vic 3217

# Harcourts





Property Type: Land Land Size: 511 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$799,000 - \$869,000 Median House Price Year ending September 2023: \$680,000

# **Comparable Properties**

41 Spirit Cr ARMSTRONG CREEK 3217 (REI/VG) → 5 → 3 → 2 Price: \$910,000 Method: Private Sale Date: 27/08/2023 Property Type: House Land Size: 448 sqm approx	Agent Comments		
17 Even Way ARMSTRONG CREEK 3217 (REI/VG) 4 2 2 2 Price: \$835,000 Method: Private Sale Date: 07/05/2023 Property Type: House Land Size: 525 sqm approx	Agent Comments		
49 Sanctuary Blvd ARMSTRONG CREEK 3217 (VG)   Image: A Image: A   Image: A Image: A   Image: A Image: A   Image: B A   Image: B A   Image: B B   Image: B B	Agent Comments		

#### Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



Propertydata

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