

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode 8 Chucklecreek Lane, Armstrong Creek, VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$580,000 & \$620,000

### Median sale price

Median price \$675,000 Property type House Suburb ARMSTRONG CREEK  
Period - From 27/05/2023 to 26/05/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property              | Price     | Date of sale |
|---|-----------|--------------|
| 1 56 Eaglebay Road Armstrong Creek Vic 3217 | \$630,000 | 2024-04-05   |
| 2 1 Whelan Street Armstrong Creek Vic 3217  | \$595,000 | 2024-03-01   |
| 3 27 Miramar Drive Armstrong Creek Vic 3217 | \$620,000 | 2024-02-08   |

This Statement of Information was prepared on: 27/05/2024

