

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 56 Warralily Boulevard, Armstrong Creek VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$N/A or range between \$549,000 & \$599,000

Median sale price

(*Delete house or unit as applicable)

Median price \$480,001 *House *Unit Suburb Armstrong Creek

Period -From July '16 to July '17 Source Realestate.com.au

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 - 19 Beard Street, Armstrong Creek VIC 3217	\$599,000	5/5/2017
2 - 5 Silky Oak Lane, Armstrong Creek VIC 3217	\$545,000	25/7/2016
3 - 17 Saltbreeze Boulevard, Armstrong Creek VIC 3217	\$560,000	19/9/2016

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.