

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 SHEARWATER DRIVE, ARMSTRONG

4 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$620,000 to \$660,000**

Provided by: George Politis, Ray White Highton

## MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (House)

**\$665,000**

01 October 2023 to 30 September 2024

Provided by: pricefinder

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



35 BRIDGEWATER CCT, ARMSTRONG CREEK,

4 2 2

Sale Price

**\*\$633,000**

Sale Date: 21/10/2024

Distance from Property: 526m



19 SANDERLING AVE, ARMSTRONG CREEK,

4 2 2

Sale Price

**\$620,000**

Sale Date: 04/10/2024

Distance from Property: 113m



9 CORELLA RD, ARMSTRONG CREEK, VIC 3217

4 2 2

Sale Price

**\$635,000**

Sale Date: 20/09/2024

Distance from Property: 213m



This report has been compiled on 26/11/2024 by Ray White Highton. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# 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](https://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: 22 SHEARWATER DRIVE, ARMSTRONG CREEK, VIC 3217

### Indicative selling price

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

Price Range: \$620,000 to \$660,000

### Median sale price

Median price: \$665,000 Property type: House Suburb: ARMSTRONG CREEK  
Period: 01 October 2023 to 30 September 2024 Source: 

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

Address of comparable property	Price	Date of sale
35 BRIDGEWATER CCT, ARMSTRONG CREEK, VIC 3217	*\$633,000	21/10/2024
19 SANDERLING AVE, ARMSTRONG CREEK, VIC 3217	\$620,000	04/10/2024
9 CORELLA RD, ARMSTRONG CREEK, VIC 3217	\$635,000	20/09/2024

This Statement of Information was prepared on: 26/11/2024