



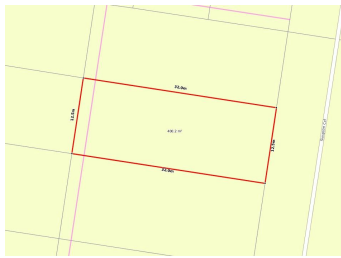
STATEMENT OF INFORMATION

8 SIMPSON CIRCUIT, ARMSTRONG CREEK, VIC 3217

PREPARED BY LUKE BENNETT REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 SIMPSON CIRCUIT, ARMSTRONG

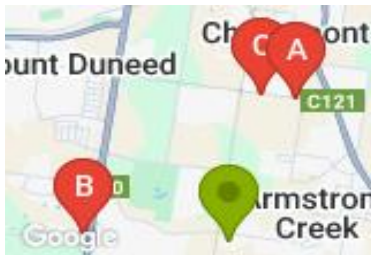


Indicative Selling Price

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

Price Range: **\$370,000 to \$400,000**

MEDIAN SALE PRICE



ARMSTRONG CREEK, VIC, 3217

Suburb Median Sale Price (Vacant Land)

\$340,000

01 April 2024 to 31 March 2025

Provided by: 

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.



570 BOUNDARY RD, ARMSTRONG CREEK, VIC



Sale Price

\$373,000

Sale Date: 03/01/2025

Distance from Property: 2.2km



14 CORDYLINE ST, ARMSTRONG CREEK, VIC



Sale Price

\$385,000

Sale Date: 11/02/2025

Distance from Property: 1.9km



522 BOUNDARY RD, ARMSTRONG CREEK, VIC



Sale Price

\$378,000

Sale Date: 24/02/2025

Distance from Property: 2.2km



This report has been compiled on 13/06/2025 by Luke Bennett Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2025 - 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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 SIMPSON CIRCUIT, ARMSTRONG CREEK, VIC 3217

Indicative selling price

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

Price Range:

\$370,000 to \$400,000

Median sale price

Median price

\$340,000

Property type

Vacant Land


Suburb

ARMSTRONG CREEK

Period

01 April 2024 to 31 March 2025

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 |
|--|-----------|--------------|
| 570 BOUNDARY RD, ARMSTRONG CREEK, VIC 3217 | \$373,000 | 03/01/2025 |
| 14 CORDYLINE ST, ARMSTRONG CREEK, VIC 3217 | \$385,000 | 11/02/2025 |
| 522 BOUNDARY RD, ARMSTRONG CREEK, VIC 3217 | \$378,000 | 24/02/2025 |

This Statement of Information was prepared on:

13/06/2025