

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 SORELL STREET 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Armstrong Creek

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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.

Address of comparable property

Price

Date of sale

15 TRINITY WAY ARMSTRONG CREEK VIC 3217	\$595,000	10-Jan-25
12 CORELLA ROAD ARMSTRONG CREEK VIC 3217	\$587,000	12-Apr-25
3 AVOCET WAY ARMSTRONG CREEK VIC 3217	\$592,500	21-Feb-25

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: 10 July 2025

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15 TRINITY WAY ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price \$595,000 Sold Date 10-Jan-25

Distance 1.56km



12 CORELLA ROAD ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price \$587,000 Sold Date 12-Apr-25

Distance 0.73km



3 AVOCET WAY ARMSTRONG CREEK VIC 3217

4 2 2

Sold Price \$592,500 Sold Date 21-Feb-25

Distance 0.75km

RS = Recent sale UN = Undisclosed Sale

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