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 or locality and postcode	10 Armstrong Street, Creswick Vic 3363

Indicative selling price

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

Range between $490,000 & $520,000

Median sale price

Median price $537,500 Property Type House Suburb Creswick

Period - From 17/02/2024 to 16/02/2025 Source Property Data

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
1	13 Camp St CRESWICK 3363	$500,000	29/04/2024
2	3 Reed St CRESWICK 3363	$515,000	01/01/2024
3	7 Reed St CRESWICK 3363	$530,000	14/11/2023

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: 17/02/2025 10:30

10 Armstrong Street, Creswick Vic 3363



2 1 4

Rooms: 1
Property Type: House
Land Size: 2951 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $520,000
Median House Price
17/02/2024 - 16/02/2025: $537,500

Comparable Properties



13 Camp St CRESWICK 3363 (REI/VG)

3 1 2

Price: $500,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 986 sqm approx

Agent Comments



3 Reed St CRESWICK 3363 (REI/VG)

3 1 2

Price: $515,000
Method: Private Sale
Date: 01/01/2024
Property Type: House
Land Size: 987 sqm approx

Agent Comments



7 Reed St CRESWICK 3363 (REI/VG)

3 1 5

Price: $530,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 1121 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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