## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Property offered for sale								
55 Armstrong Street, Creswick Vic 3363 (Lots 1, 2 + 2a)								
Indicative selling price								
orice see consumer.vio	c.gov.au/underquoting							
\$200,000	or range between	&						
Median sale price								
\$316,500 *Hou	use X *Unit	Suburb or locality Creswick						
Sept 11 <sup>th</sup> 2016 to S	Sept 11 <sup>th</sup> 2017	Source REIV						
	55 Armstrong Street  orice  price see consumer.vi  \$200,000  *Hot	55 Armstrong Street, Creswick Vic 3363 (Lots price)  price price see consumer.vic.gov.au/underquoting  \$200,000 or range between  \$316,500 *House X *Unit	55 Armstrong Street, Creswick Vic 3363 (Lots 1, 2 + 2a)  Price  price see consumer.vic.gov.au/underquoting  \$200,000 or range between &  Suburb or locality Creswick					

### **Comparable property sales**

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.

\*The agents have stated that due to the type of property on offer, there were no comparable properties available.



# Statement of Information

Single price \$220,000

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

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Property offered for sale						
Address Including suburb or locality and postcode	55 Armstrong Street, Creswick Vic 3363 (Lots 40,41,42 + 45)					
ndicative selling p						
or the meaning of this p	rice see consumer.vic.gov.au/underquoting					

or range between

## Median sale price

Median price \$316,500	*House	X *Un	nit	Suburb or locality Creswick
Period - From Sept 11 <sup>th</sup> 2016	to Sept	11 <sup>th</sup> 2017	Source	REIV

#### Comparable property sales

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.



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<sup>\*</sup>The agents have stated that due to the type of property on offer, there were no comparable properties available.