



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**61 Cambridge Street,  
CRESWICK 3363**

House



3 beds



1 baths

### Indicative selling price

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

**Range \$330,000 - \$340,000**

### Median sale price

Median **House** for **CRESWICK** for period **Jun 2019 - Aug 2019**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$380,000**

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



**Tash Martin**  
PRDnationwide

(03) 5345 2326  
0400 936 420

[tashm@prdcreswick.com.au](mailto:tashm@prdcreswick.com.au)

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**47 Luttet Street,**  
Creswick 3363

Price **\$405,000** Sold 13  
February 2019

**7 Hammon,**  
Creswick 3363

Price **\$355,000** Sold 07  
October 2019

**14 Melbourne Road,**  
Creswick 3363

Price **\$375,000** Sold 13  
February 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

