

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

180 Ballarat Road, Creswick Vic 3363

Indicative selling price

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

Range between \$380,000 & \$395,000

Median sale price

Median price \$380,000 Property Type House Suburb Creswick

Period - From 01/10/2018 to 30/09/2019 Source REIV

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	91 Clunes Rd CRESWICK 3363	\$395,000	09/08/2019
2	109 Clunes Rd CRESWICK 3363	\$395,000	05/07/2019
3	83 Macs St CRESWICK 3363	\$380,000	26/11/2018

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:

18/11/2019 14:49



Property Type: House (Res)

Land Size: 677 sqm approx

Agent Comments

Comparable Properties

91 Clunes Rd CRESWICK 3363 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 09/08/2019

Property Type: House (Res)

Land Size: 798 sqm approx



109 Clunes Rd CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 05/07/2019

Rooms: 4

Property Type: House

Land Size: 597 sqm approx



83 Macs St CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 26/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 333 sqm approx