

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

3 Davies Street, Creswick Vic 3363

Indicative selling price

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

Single price \$389,950

Median sale price

Median price \$320,000 House ☒ Unit ☐ Suburb or locality Creswick

Period - From 01/04/2017 to 31/03/2018 Source REIV

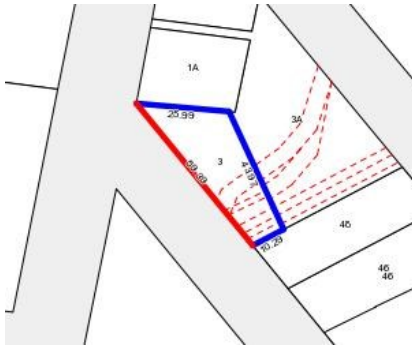
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	27 Harvey St CRESWICK 3363	\$398,500	18/07/2017
2	101 Pasco St CRESWICK 3363	\$380,000	28/03/2017
3	15 Caddy Dr CRESWICK 3363	\$370,000	18/04/2018

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$389,950

Median House Price

Year ending March 2018: \$320,000

Comparable Properties



27 Harvey St CRESWICK 3363 (VG)

Agent Comments



Price: \$398,500

Method: Sale

Date: 18/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 1001 sqm approx



101 Pasco St CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 28/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 488 sqm approx



15 Caddy Dr CRESWICK 3363 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 18/04/2018

Rooms: -

Property Type: House (Res)