

## 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 and  
postcode

205 BALD HILLS ROAD CRESWICK VIC 3363

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Creswick

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### 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

2 CAMBRIDGE STREET CRESWICK VIC 3363	\$450,000	02-Oct-23
39 ELIZABETH STREET ALLENDALE VIC 3364	\$465,000	18-Mar-24
61 SELKIRK DRIVE WENDOUREE VIC 3355	\$516,000	01-Jul-23

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: 23 October 2024

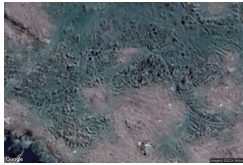


**2 CAMBRIDGE STREET CRESWICK VIC 3363**

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Sold Price **\$450,000** Sold Date **02-Oct-23**

Distance **2.48km**



**39 ELIZABETH STREET ALLENDALE VIC 3364**

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Sold Price **\$465,000** Sold Date **18-Mar-24**

Distance **7.19km**



**61 SELKIRK DRIVE WENDOUREE VIC 3355**

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Sold Price **\$516,000** Sold Date **01-Jul-23**

Distance **12.2km**



**KIEWA STREET NERRINA VIC 3350**

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Sold Price **\$585,000** Sold Date **28-Jun-24**

Distance **12.61km**



**11 LANCEWOOD STREET CARDIGAN VIC 3352**

 -  -  -

Sold Price **\$597,500** Sold Date **03-Jun-23**

Distance **13.92km**



**57 LOFVEN STREET NERRINA VIC 3350**

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Sold Price **\$460,000** Sold Date **03-Jul-23**

Distance **14.08km**

RS = Recent sale      UN = Undisclosed Sale

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**71 NICHOLSONS ROAD CLUNES  
VIC 3370**

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Sold Price **\$405,000** Sold Date **06-Jul-23**

Distance **14.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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