

STATEMENT OF INFORMATION

35 NEW STATION STREET, CRESSY, VIC 3322

PREPARED BY DON HANLON, PRDNATIONWIDE BALLARAT, PHONE: 0429 199 158



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 NEW STATION STREET, CRESSY, VIC

2 1 2

Indicative Selling Price

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

Price Range: **\$365,000 to \$385,000**

Provided by: Don Hanlon, PRDnationwide Ballarat

MEDIAN SALE PRICE



CRESSY, VIC, 3322

Suburb Median Sale Price (House)

\$345,000

01 July 2022 to 30 June 2023

Provided by:

COMPARABLE PROPERTIES

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.



53 NEW STATION ST, CRESSY, VIC 3322

3 1 4

Sale Price

\$318,500

Sold on: 31/08/2022

Distance from Property: 2.41km



48 LYONS ST, CRESSY, VIC 3322

2 1 2

Sale Price

\$385,000

Sold on: 27/07/2022

Distance from Property: 0.23km



3 DUVERNEY ST, CRESSY, VIC 3322

3 2 2

Sale Price

\$305,000

Sold on: 01/07/2022

Distance from Property: 1km



This report has been compiled on 19/09/2023 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2023 - www.pricfinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

35 NEW STATION STREET, CRESSY, VIC 3322

Indicative selling price

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

Price Range: \$365,000 to \$385,000

Median sale price

Median price

\$345,000

Property type

House

Suburb

CRESSY

Period

01 July 2022 to 30 June 2023

Source


pricefinder

Comparable property sales

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
53 NEW STATION ST, CRESSY, VIC 3322	\$318,500	21/08/2023
48 LYONS ST, CRESSY, VIC 3322	\$385,000	07/07/2022
3 DUVERNEY ST, CRESSY, VIC 3322	\$305,000	26/01/2023

This Statement of Information was prepared on: 19/09/2023