

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

26 Clifton Road, Creswick Vic 3363

Indicative selling price

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

Range between \$850,000 & \$870,000

Median sale price

Median price \$360,000 House X Unit Suburb or locality Creswick

Period - From 01/04/2018 to 30/06/2018 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	140 Boundary Rd SULKY 3352	\$880,000	06/11/2017
2	25 Clifton Rd CRESWICK 3363	\$724,000	27/10/2017
3	2142 Midland Hwy SPRINGMOUNT 3364	\$660,000	23/08/2018

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
\$850,000 - \$870,000
Median House Price
June quarter 2018: \$360,000

Comparable Properties



140 Boundary Rd SULKY 3352 (REI/VG)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 06/11/2017
Rooms: -
Property Type: House (Rur)
Land Size: 80940 sqm approx



25 Clifton Rd CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$724,000
Method: Private Sale
Date: 27/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 60705 sqm approx



2142 Midland Hwy SPRINGMOUNT 3364 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 23/08/2018
Rooms: -
Property Type: House
Land Size: 8094 sqm approx