

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	26 Clifton Road, Creswick Vic 3363
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$850,000 &	\$870,000
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Median sale price

Median price	\$360,000	Hou	ise 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

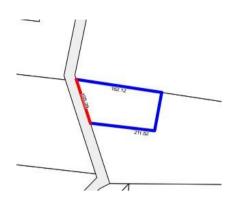
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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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)

Price: \$880,000 Method: Auction Sale Date: 06/11/2017

Rooms: -

Property Type: House (Rur) Land Size: 80940 sqm approx **Agent Comments**









Price: \$724,000 Method: Private Sale Date: 27/10/2017 Rooms: 5

Property Type: House (Res) Land Size: 60705 sqm approx Agent Comments



2142 Midland Hwy SPRINGMOUNT 3364 (REI)



Price: \$660,000 Method: Private Sale Date: 23/08/2018

Rooms: -

Property Type: House Land Size: 8094 sqm approx **Agent Comments**

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