

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

8 SEMMENS AVENUE CRESWICK VIC 3363

Indicative selling price

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

Single Price

or range
between

\$485,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Creswick

Period-from

01 Sep 2023

to

31 Aug 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

14 HAMMON STREET CRESWICK VIC 3363	\$455,000	19-May-23
2 HYDE PARK ROAD CRESWICK VIC 3363	\$486,000	17-Jun-24
37 CLUNES ROAD CRESWICK VIC 3363	\$500,000	25-Sep-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: 05 September 2024



14 HAMMON STREET CRESWICK VIC 3363

 3  1  1

Sold Price

\$455,000

Sold Date

19-May-23

Distance

0.1km



2 HYDE PARK ROAD CRESWICK VIC 3363

 3  1  2

Sold Price

^{RS} **\$486,000**

Sold Date

17-Jun-24

Distance

0.58km



37 CLUNES ROAD CRESWICK VIC 3363

 3  1  1

Sold Price

\$500,000

Sold Date

25-Sep-23

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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