

# 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

50 Melbourne 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)

Single price

\$365,000

### Median sale price

Median price

\$393,500

Property Type

House

Suburb

Creswick

Period - From

01/07/2019

to

30/06/2020

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 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
1	75 Clunes Rd CRESWICK 3363	\$390,000	01/04/2020
2	21 Caddy Dr CRESWICK 3363	\$380,000	26/06/2020
3	52 Luttet St CRESWICK 3363	\$360,000	08/07/2020

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:

18/08/2020 08:35

Angela Flowers  
+61 3 5348 1700  
+61 437 456 908  
angela.flowers@belleproperty.com

**Indicative Selling Price**

\$365,000

**Median House Price**

Year ending June 2020: \$393,500



3 1 2

**Property Type:** Residential House

**Land Size:** 620 sqm approx

Agent Comments

## Comparable Properties



**75 Clunes Rd CRESWICK 3363 (VG)**

Agent Comments

3 - -

**Price:** \$390,000

**Method:** Sale

**Date:** 01/04/2020

**Property Type:** House (Res)

**Land Size:** 1010 sqm approx



**21 Caddy Dr CRESWICK 3363 (VG)**

Agent Comments

3 - -

**Price:** \$380,000

**Method:** Sale

**Date:** 26/06/2020

**Property Type:** House (Res)

**Land Size:** 660 sqm approx



**52 Luttet St CRESWICK 3363 (REI)**

Agent Comments

2 1 4

**Price:** \$360,000

**Method:** Private Sale

**Date:** 08/07/2020

**Property Type:** House

**Land Size:** 787 sqm approx