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

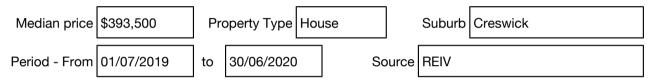
50 Melbourne Road, Creswick Vic 3363

Indicative selling price

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Single price \$365,000

Median sale price



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



50 Melbourne Road, Creswick Vic 3363







Property Type: Residential House **Land Size:** 620 sqm approx Agent Comments 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

Comparable Properties



75 Clunes Rd CRESWICK 3363 (VG)



Price: \$390,000 Method: Sale Date: 01/04/2020 Property Type: House (Res) Land Size: 1010 sqm approx Agent Comments

Agent Comments



Price: \$380,000

21 Caddy Dr CRESWICK 3363 (VG)

Method: Sale Date: 26/06/2020 Property Type: House (Res) Land Size: 660 sqm approx



52 Luttet St CRESWICK 3363 (REI)



Price: \$360,000 Method: Private Sale Date: 08/07/2020 Property Type: House Land Size: 787 sqm approx Agent Comments

Account - Belle Property Daylesford | P: +61 3 5348 1700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.