

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

54 Albert Street, Creswick, VIC 3363

### Indicative selling price

\$ 445,000 - \$475,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 348,000

House

\*Delete house or unit as applicable

Suburb  
CRESWICK

Period  
18/08/2018 - 14/02/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



34 AYRES STREET  
CRESWICK

3 2 4

Agents Advice - Sale \*\$425,000  
Date Sold 10/12/2018  
Land 876 sqm



19 ANDREW STREET  
CRESWICK

4 3 3

Normal Sale \$501,950  
Date Sold 23/08/2018  
Land 1812 sqm



38 ARMSTRONG STREET  
CRESWICK

3

Normal Sale \$445,000  
Date Sold 03/11/2018  
Land 2404 sqm