

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

33 Victoria Street, Creswick Vic 3363

Indicative selling price

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

Single price

\$479,950

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Creswick

Period - From

01/01/2023

to

31/03/2023

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	16 Luttet St CRESWICK 3363	\$480,000	28/09/2022
2	26 Luttet St CRESWICK 3363	\$475,000	22/08/2022
3	135 Ascot Rd CRESWICK 3363	\$460,000	01/12/2022

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:

07/06/2023 15:42



 3  1  1

Property Type: House
Land Size: 1089 sqm approx
Agent Comments

Comparable Properties



16 Luttet St CRESWICK 3363 (REI/VG)

Agent Comments

 3  1  2

Price: \$480,000
Method: Private Sale
Date: 28/09/2022
Property Type: House
Land Size: 712 sqm approx



26 Luttet St CRESWICK 3363 (REI/VG)

Agent Comments

 3  1  1

Price: \$475,000
Method: Private Sale
Date: 22/08/2022
Property Type: House (Res)
Land Size: 752 sqm approx



135 Ascot Rd CRESWICK 3363 (VG)

Agent Comments

 3  -  -

Price: \$460,000
Method: Sale
Date: 01/12/2022
Property Type: House (Res)