Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 24 New Station Street, Cressy Vic 3322

Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/	underquoting
		1	

Single price \$180,000

Median sale price

Median price	\$162,000	Pro	perty Type Va	acant land		Suburb	Cressy
Period - From	07/02/2023	to	06/02/2024	So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

07/02/2024 16:57









Property Type: Land **Land Size:** 1,025 sqm approx Agent Comments Indicative Selling Price \$180,000 Median Land Price 07/02/2023 - 06/02/2024: \$162,000

Comparable Properties

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 eighteen months.

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