

## 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 and  
postcode

85 BALD HILLS ROAD CRESWICK VIC 3363

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Other

Suburb

Creswick

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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

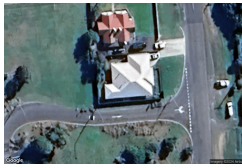
Date of sale

35 LEWERS STREET CRESWICK VIC 3363	\$310,000	31-May-23
9 LITTLE KING STREET CRESWICK VIC 3363	\$315,000	19-Aug-22
25 CAMP STREET CRESWICK VIC 3363	\$245,000	14-Apr-23

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: 16 February 2024



**35 LEWERS STREET CRESWICK  
VIC 3363**

Sold Price **\$310,000** Sold Date **31-May-23**

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Distance **0.99km**



**9 LITTLE KING STREET CRESWICK  
VIC 3363**

Sold Price **\$315,000** Sold Date **19-Aug-22**

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Distance **1.59km**



**25 CAMP STREET CRESWICK VIC  
3363**

Sold Price **\$245,000** Sold Date **14-Apr-23**

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Distance **1.81km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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