Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$286,000

Property	offered	for sale
----------	---------	----------

Address	32 Melbourne Road, Creswick Vic 3363
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$320,000
Single price	\$320,000

88 Clunes Rd CRESWICK 3363

Median sale price

Median price \$377,500	Property Typ	House	Suburb	Creswick
Period - From 26/03/2019	to 25/03/20	20 Sc	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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	22 Luttet St CRESWICK 3363	\$340,000	15/03/2019
2	125 Albert St CRESWICK 3363	\$300,000	31/10/2019

OR

3

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:	26/03/2020 14:52



08/03/2019

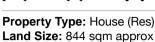




Indicative Selling Price \$320,000 **Median House Price**

26/03/2019 - 25/03/2020: \$377,500





Agent Comments

Comparable Properties



22 Luttet St CRESWICK 3363 (VG)





Price: \$340,000 Method: Sale Date: 15/03/2019

Property Type: House (Res) Land Size: 739 sqm approx

Agent Comments



125 Albert St CRESWICK 3363 (REI/VG)

-2







Price: \$300,000 Method: Private Sale Date: 31/10/2019 Property Type: House Land Size: 1088 sqm approx Agent Comments



88 Clunes Rd CRESWICK 3363 (REI/VG)





Price: \$286.000 Method: Private Sale Date: 08/03/2019 Property Type: House Land Size: 1004 sqm approx Agent Comments

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



