

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

32 Melbourne Road, Creswick Vic 3363

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$377,500

Property Type

House

Suburb

Creswick

Period - From

26/03/2019

to

25/03/2020

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	22 Luttet St CRESWICK 3363	\$340,000	15/03/2019
2	125 Albert St CRESWICK 3363	\$300,000	31/10/2019
3	88 Clunes Rd CRESWICK 3363	\$286,000	08/03/2019

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:

26/03/2020 14:52

32 Melbourne Road, Creswick Vic 3363



Property Type: House (Res)

Land Size: 844 sqm approx

Agent Comments

Angela Flowers
+61 3 5348 1700
+61 437 456 908
angela.flowers@belleproperty.com

Indicative Selling Price

\$320,000

Median House Price

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

Comparable Properties



22 Luttet St CRESWICK 3363 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 15/03/2019

Property Type: House (Res)

Land Size: 739 sqm approx



125 Albert St CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 31/10/2019

Property Type: House

Land Size: 1088 sqm approx



88 Clunes Rd CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$286,000

Method: Private Sale

Date: 08/03/2019

Property Type: House

Land Size: 1004 sqm approx

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