

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12a Bald Hills Road, Creswick Vic 3363

Indicative selling price

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

Range between \$345,000 & \$375,000

Median sale price

Median price \$350,000 Property Type House Suburb Creswick

Period - From 24/02/2019 to 23/02/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	10 Phillip St CRESWICK 3363	\$354,000	11/11/2019
2	16 Cambridge St CRESWICK 3363	\$350,000	08/01/2020
3	35 Camp St CRESWICK 3363	\$345,000	22/01/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/02/2020 13:49

12a Bald Hills Road, Creswick Vic 3363



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Indicative Selling Price

\$345,000 - \$375,000

Median House Price

24/02/2019 - 23/02/2020: \$350,000



Property Type:

Agent Comments

Comparable Properties



10 Phillip St CRESWICK 3363 (VG)

Agent Comments



Price: \$354,000

Method: Sale

Date: 11/11/2019

Property Type: House (Res)

Land Size: 842 sqm approx



16 Cambridge St CRESWICK 3363 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 08/01/2020

Rooms: 3

Property Type: House

Land Size: 1143 sqm approx



35 Camp St CRESWICK 3363 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 22/01/2020

Property Type: House

Land Size: 850 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.