

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

31 Davies Street Creswick VIC 3363

Indicative selling price

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

Single Price

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$136,250

Property type

Land

Suburb

Creswick

Period-from

01 May 2019

to

30 Apr 2020

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

109 Clunes Road Creswick VIC 3363	\$395,000	27-Jun-19
66 Clunes Road Creswick VIC 3363	\$449,000	10-Oct-19
48 Bridge Street Creswick VIC 3363	\$542,000	25-Jan-20

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: 29 May 2020



109 Clunes Road Creswick VIC 3363 Sold Price **\$395,000** Sold Date **27-Jun-19**

3 2 -

Distance **0.37km**



66 Clunes Road Creswick VIC 3363 Sold Price **\$449,000** Sold Date **10-Oct-19**

4 2 2

Distance **0.63km**



48 Bridge Street Creswick VIC 3363 Sold Price **\$542,000** Sold Date **25-Jan-20**

4 1 5

Distance **1.66km**



11 Ford Street Creswick VIC 3363 Sold Price **\$482,500** Sold Date **14-Oct-19**

4 1 2

Distance **2.37km**

RS = Recent sale UN = Undisclosed Sale

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