

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

125 Albert Street, 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

\$355,000

Property Type

House

Suburb

Creswick

Period - From

16/09/2018

to

15/09/2019

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	45 Haines St CRESWICK 3363	\$303,500	20/10/2018
2	60 Napier St CRESWICK 3363	\$290,000	29/03/2018
3	14 Ayres St CRESWICK 3363	\$285,000	03/10/2018

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:

16/09/2019 10:30



 2  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 1088 sqm approx

Agent Comments

Comparable Properties



45 Haines St CRESWICK 3363 (REI/VG)

Agent Comments

 2  1  2

Price: \$303,500

Method: Private Sale

Date: 20/10/2018

Property Type: House

Land Size: 1010 sqm approx



60 Napier St CRESWICK 3363 (REI/VG)

Agent Comments

 2  1  2

Price: \$290,000

Method: Private Sale

Date: 29/03/2018

Property Type: House (Res)

Land Size: 1080 sqm approx



14 Ayres St CRESWICK 3363 (REI/VG)

Agent Comments

 2  1  1

Price: \$285,000

Method: Private Sale

Date: 03/10/2018

Property Type: House

Land Size: 1229 sqm approx