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	125 Albert Street, 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

Median sale price

Median price	\$355,000	Pro	perty 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.

Ad	dress 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





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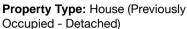
Indicative Selling Price \$320,000 **Median House Price**

16/09/2018 - 15/09/2019: \$355,000









Land Size: 1088 sqm approx

Agent Comments

Comparable Properties



45 Haines St CRESWICK 3363 (REI/VG)

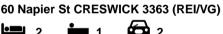




Price: \$303,500 Method: Private Sale Date: 20/10/2018 Property Type: House Land Size: 1010 sqm approx

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Price: \$290.000 Method: Private Sale Date: 29/03/2018

Property Type: House (Res) Land Size: 1080 sqm approx **Agent Comments**

Agent Comments



14 Ayres St CRESWICK 3363 (REI/VG)

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Price: \$285,000 Method: Private Sale Date: 03/10/2018 Property Type: House Land Size: 1229 sqm approx **Agent Comments**

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