

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

1A 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

or range
between

\$425,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$416,250 Property type Other Suburb Creswick

Period-from 01 Jun 2020 to 31 May 2021 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
121 Clunes Road Creswick VIC 3363	\$440,000	18-Oct-20
27 Jory Street Creswick VIC 3363	\$457,500	29-Oct-20
87 Clunes Road Creswick VIC 3363	\$440,000	15-Feb-21

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: 09 June 2021

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