

## 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

25 Drummond Street, Creswick Vic 3363

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$625,000

#### Median sale price

Median price \$340,000 House X Unit Suburb or locality Creswick

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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		
2		
3		

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 eighteen months.



**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 1299 sqm approx

Agent Comments

Perfectly positioned walking distance to both Lake Calleen and the Creswick town village, this somewhat edgy and special home has been extended to create a home that is guaranteed to impress. Offering a generous block size of approx. 1300sqm, the home is surrounded by picture perfect gardens that create a private sanctuary with plenty of room to move. The home offers a fantastically flexible floorplan, with options for dual occupancy, holiday accommodation or simply a large single residence. The original cottage comprises 2 bedrooms, a lounge, kitchenette and bathroom/laundry.

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