# hockingstuart

#### Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

## 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 andpostcode

25 Drummond Street, Creswick Vic 3363

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$595,000	&	\$625,000
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#### Median sale price

Median price	\$340,000	Hou	use 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: 5 Property Type: House (Res) Land Size: 1299 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Indicative Selling Price \$595,000 - \$625,000 Median House Price Year ending September 2018: \$340,000

Perfectly positioned walking distance to both Lake Calembeen 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.

### **Comparable Properties**

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