

## 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

2142 Midland Highway, Springmount Vic 3364

#### Indicative selling price

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

Range between \$630,000 & \$660,000

#### Median sale price\*

Median price House Unit Suburb or locality Springmount

Period - From to Source

#### 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	25 Clifton Rd CRESWICK 3363	\$724,000	27/10/2017
2	396 Kingston Rd KINGSTON 3364	\$700,000	23/08/2017
3	7 White Hills Rd CRESWICK 3363	\$628,000	10/10/2017

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 1 4

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 8670 sqm approx

Agent Comments

Boasting an idyllic 2-acre country setting with views to the adjoining State Forest, this character filled home is only minutes' drive from the amenities of the Creswick township and there is also easy access to Daylesford, Ballarat and Melbourne (via the Western Hwy). Abounding in country charm, the home has been fully renovated to create a move in ready home – with room for every member of the family.

## Comparable Properties



**25 Clifton Rd CRESWICK 3363 (REI/VG)**

Agent Comments

4 2 8

**Price:** \$724,000

**Method:** Private Sale

**Date:** 27/10/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 60705 sqm approx



**396 Kingston Rd KINGSTON 3364 (REI/VG)**

Agent Comments

4 2 6

**Price:** \$700,000

**Method:** Private Sale

**Date:** 23/08/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 4322 sqm approx



**7 White Hills Rd CRESWICK 3363 (REI/VG)**

Agent Comments

4 2 6

**Price:** \$628,000

**Method:** Private Sale

**Date:** 10/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 4624 sqm approx