Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	31 Clunes Road, Creswick Vic 3363
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$500,000 & \$550,0

Median sale price

Median price	\$522,500	Pro	perty Type	House		Suburb	Creswick
Period - From	01/01/2024	to	31/12/2024		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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	32 Cambridge St CRESWICK 3363	\$555,000	06/09/2024
2	91 Napier St CRESWICK 3363	\$540,000	17/07/2024
3	13 Camp St CRESWICK 3363	\$500,000	29/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	23/01/2025 14:24













Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median House Price** Year ending December 2024: \$522,500

Comparable Properties



32 Cambridge St CRESWICK 3363 (REI/VG)





Price: \$555,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 592 sqm approx **Agent Comments**



91 Napier St CRESWICK 3363 (REI/VG)





Agent Comments

Price: \$540,000 Method: Private Sale Date: 17/07/2024 Property Type: House Land Size: 472 sqm approx



13 Camp St CRESWICK 3363 (REI/VG)

Price: \$500,000





Agent Comments

Method: Private Sale Date: 29/04/2024 Property Type: House Land Size: 986 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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