

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

31 Clunes Road, Creswick Vic 3363

Indicative selling price

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

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

Median sale price

Median price \$522,500 Property 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	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 comparable properties 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



2 2 2

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)

Agent Comments

3 1 3

Price: \$555,000

Method: Private Sale

Date: 06/09/2024

Property Type: House

Land Size: 592 sqm approx



91 Napier St CRESWICK 3363 (REI/VG)

Agent Comments

3 1 2

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)

Agent Comments

3 1 2

Price: \$500,000

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