

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

88 Clunes Road, Creswick Vic 3363

Indicative selling price

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

Range between \$285,000

&

\$295,000

Median sale price

Median price \$357,500

House

X

Unit

Suburb or locality

Creswick

Period - From 01/01/2018

to

31/12/2018

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:

Property Type: House (Previously Occupied - Detached)

Land Size: 1004 sqm approx

Agent Comments

Set on a spacious block of approx. 1004sqm with both front and rear access, this property offers potential for the investor, developer (STCA) or owner occupier. The home is currently leased until August 2019, returning \$230 per week. Neatly presented the home offers 3 bedrooms, a generous lounge, kitchen/dining, a central bathroom and a sunroom. Features include gas heating and a 7m x 6m garage. For an inspection contact Phil Hayward on 0419107112.

Comparable Properties



12 Melbourne Rd CRESWICK 3363 (REI/VG)

Agent Comments



Price: \$278,000

Method: Private Sale

Date: 28/03/2018

Rooms: -

Property Type: House

Land Size: 1213 sqm approx

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.