

Phil Hayward 03 5329 2517 0419 107 112

Statement of Information

phayward@hockingstuart.com.au

Single residential property located outside the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1								
Property offered t	for sale									
Addre Including suburb locality andpostco	or or	88 Clunes Road, Creswick Vic 3363								
Indicative selling	price									
For the meaning of t	his price see	e consun	ner.vic.gov.a	au/und	erquoting					
Range between \$2	between \$285,000		&		\$295,000					
Median sale price	•									
Median price \$35	57,500	House	Х	Unit		Sub	urb or locality	Creswick	:	
Period - From 01/0	//01/2018 to 31/12/2018				Source	REIV				
Comparable prop	erty sales	(*Delet	e A or B b	elow a	as applica	ble)				
eighteen mo		e estate				•	operty for sale onsiders to be			
Address of comparable property						Price	Date	of sale		
1										
2										
3										
OR										
B * The estate a	agent or age	nt's repr	esentative r	eason	ably believe	es tha	at fewer than ti	nree com	oarable	

properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555





Generated: 28/02/2019 13:57



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

> Indicative Selling Price \$285,000 - \$295,000 Median House Price

Year ending December 2018: \$357,500





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)

urile Ru CRESWICK 3303 (REI/W

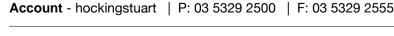
1 🛱

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.





Agent Comments