

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

13 Hepburn Court, Creswick Vic 3363

Indicative selling price

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

Range between \$185,000 & \$199,000

Median sale price

Median price \$185,000 Property Type Vacant land Suburb Creswick

Period - From 13/01/2024 to 12/01/2025 Source Property Data

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	85 Bald Hills Rd CRESWICK 3363	\$240,000	22/07/2024
2	11 Reed St CRESWICK 3363	\$205,000	18/07/2024
3	5 Bald Hills Rd CRESWICK 3363	\$205,000	18/07/2024

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:

13/01/2025 12:28



Dean Parish
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Property Type: Land

Agent Comments

Indicative Selling Price

\$185,000 - \$199,000

Median Land Price

13/01/2024 - 12/01/2025: \$185,000

Comparable Properties



85 Bald Hills Rd CRESWICK 3363 (REI)

Agent Comments



Price: \$240,000

Method: Private Sale

Date: 22/07/2024

Property Type: Land

11 Reed St CRESWICK 3363 (VG)

Agent Comments



Price: \$205,000

Method: Sale

Date: 18/07/2024

Property Type: Land



5 Bald Hills Rd CRESWICK 3363 (REI)

Agent Comments



Price: \$205,000

Method: Private Sale

Date: 18/07/2024

Property Type: Land

Account - Fletchers | P: 03 5333 4797



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