

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

28 Camp Street, Creswick Vic 3363

Indicative selling price

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

Range between

\$150,000

&

\$165,000

Median sale price

Median price

\$185,000

Property Type

Vacant land

Suburb

Creswick

Period - From

29/01/2024

to

28/01/2025

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	13 Oaktree La CRESWICK 3363	\$185,000	28/10/2024
2	12 Oaktree La CRESWICK 3363	\$185,000	28/08/2024
3	24 Phillip St CRESWICK 3363	\$180,000	31/07/2024

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:

29/01/2025 10:05



Property Type:
Agent Comments

Indicative Selling Price
\$150,000 - \$165,000
Median Land Price
29/01/2024 - 28/01/2025: \$185,000

Comparable Properties

13 Oaktree La CRESWICK 3363 (VG)

Agent Comments



Price: \$185,000
Method: Sale
Date: 28/10/2024
Property Type: Land
Land Size: 406 sqm approx

12 Oaktree La CRESWICK 3363 (VG)

Agent Comments



Price: \$185,000
Method: Sale
Date: 28/08/2024
Property Type: Land
Land Size: 406 sqm approx

24 Phillip St CRESWICK 3363 (VG)

Agent Comments



Price: \$180,000
Method: Sale
Date: 31/07/2024
Property Type: Land
Land Size: 537 sqm approx

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