Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 28 Camp Street, Creswick Vic 3363

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	Range between \$150,000		&		\$165,000			
Median sale p	rice							
Median price	\$185,000	Pro	operty Type	Vac	ant land		Suburb	Creswick
Period - From	29/01/2024	to	28/01/2025		So	ource	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.

Ade	dress 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



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