

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

4495 Creswick-newstead Road, Broomfield Vic 3364

Indicative selling price

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

Range between \$250,000

&

\$270,000

Median sale price*

Median price House Unit Suburb or locality Broomfield

Period - From to Source

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

4495 Creswick-newstead Road, Broomfield Vic 3364

hockingstuart

Phil Hayward

03 5329 2517

0419 107 112

phayward@hockingstuart.com.au

Indicative Selling Price

\$250,000 - \$270,000

No median price available



Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 83745 sqm approx

Agent Comments



On the edge of Creswick, this 20 acre (8ha) land holding includes a dam and fencing and has power and telephone available. Zoned Rural Living – this is a great opportunity to build your dream lifestyle home (STCA). The block has scattered trees and an undulating landscape making this a fantastic lifestyle opportunity.

Comparable Properties

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.