

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 and
postcode

19 CADDY DRIVE CRESWICK VIC 3363

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$565,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

House

Suburb

Creswick

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

10 CADDY DRIVE CRESWICK VIC 3363	\$605,000	26-Apr-22
31 JORY STREET CRESWICK VIC 3363	\$602,500	02-Feb-23
28 ALBERT STREET CRESWICK VIC 3363	\$625,000	12-Jul-22

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: 11 April 2023


**10 CADDY DRIVE CRESWICK VIC
3363**

 4
  1
  2

Sold Price

\$605,000

Sold Date

26-Apr-22

Distance

0.12km

**31 JORY STREET CRESWICK VIC
3363**

 3
  1
  4

Sold Price

\$602,500

Sold Date

02-Feb-23

Distance

2.67km

**28 ALBERT STREET CRESWICK VIC
3363**

 3
  1
  -

Sold Price

\$625,000

Sold Date

12-Jul-22

Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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