

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

3 CUSHING AVENUE 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Creswick

Period-from

01 Sep 2023

to

31 Aug 2024

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

37 CLUNES ROAD CRESWICK VIC 3363	\$500,000	25-Sep-23
14 MOORE STREET CRESWICK VIC 3363	\$490,000	03-Dec-23
2 HYDE PARK ROAD CRESWICK VIC 3363	\$486,000	17-Jun-24

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: 04 September 2024



37 CLUNES ROAD CRESWICK VIC 3363

Sold Price

\$500,000

Sold Date

25-Sep-23

 3  1  1

Distance

0.45km



14 MOORE STREET CRESWICK VIC 3363

Sold Price

\$490,000

Sold Date

03-Dec-23

 3  2  -

Distance

0.66km



2 HYDE PARK ROAD CRESWICK VIC 3363

Sold Price

^{RS} **\$486,000**

Sold Date

17-Jun-24

 3  1  2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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