

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

31 Clunes Road, Creswick Vic 3363

Indicative selling price

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

Range between \$480,000 & \$525,000

Median sale price

Median price \$522,500 Property Type House Suburb Creswick

Period - From 01/01/2024 to 31/12/2024 Source REIV

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	24 King St CRESWICK 3363	\$490,000	07/06/2024
2	14 Moore St CRESWICK 3363	\$490,000	03/12/2023
3	104 Macs St CRESWICK 3363	\$480,000	08/11/2023

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:

21/02/2025 08:36



 3  2  0

Property Type: House
Land Size: 398 sqm approx
 Agent Comments

Indicative Selling Price
 \$480,000 - \$525,000
Median House Price
 Year ending December 2024: \$522,500

Comparable Properties



24 King St CRESWICK 3363 (REI/VG)

Agent Comments

 3  2  2

Price: \$490,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 770 sqm approx



14 Moore St CRESWICK 3363 (REI/VG)

Agent Comments

 3  2  -

Price: \$490,000
Method: Private Sale
Date: 03/12/2023
Property Type: House
Land Size: 441 sqm approx



104 Macs St CRESWICK 3363 (REI/VG)

Agent Comments

 3  2  2

Price: \$480,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 393 sqm approx

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