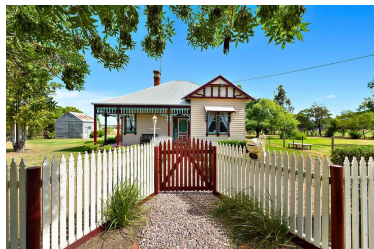




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 MOWAT STREET, CRESSY, VIC 3322

3 1 2

Indicative Selling Price

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

Single Price: **\$239,000**

Provided by: Troy Kincaid, Richardson Real Estate Colac

MEDIAN SALE PRICE



CRESSY, VIC, 3322

Suburb Median Sale Price (House)

\$110,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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 18 months.



7 GIBB ST, ROKEWOOD, VIC 3330

3 1 4

Sale Price

\$225,000

Sale Date: 22/04/2016

Distance from Property: 16km



14 AITCHISON ST, ROKEWOOD, VIC 3330

2 2 5

Sale Price

\$279,000

Sale Date: 26/11/2016

Distance from Property: 16km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 MOWAT STREET, CRESSY, VIC 3322

Indicative selling price

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

Single Price:

\$239,000

Median sale price

Median price

\$110,000

House

X

Unit


Suburb

CRESSY

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
7 GIBB ST, ROKEWOOD, VIC 3330	\$225,000	22/04/2016
14 AITCHISON ST, ROKEWOOD, VIC 3330	\$279,000	26/11/2016